

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

2087

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to the developments proposed at lizard rock, due to the expected traffic congestion that will occur as a result of developments.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Christina

Family name

Rooney

☐

Name withheld

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

Email

tinirooney@gmail.com

Suburb/ Town

2092

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the redo I g due to loss of habitat of flora and fauna.

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 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 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, please do the right thing.

Sincerely,



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**

North manly

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Strongly disagree with this proposal. The area should remain as natural bushland. For years I have done many walks in the area and found it to be an area that contains a large variety of native flora species. Many of these are rare on the Northern beaches. Given the loss of habitat at developments over the years in nearby Cromer and Red Hill it is critical that as much as possible of the remnant bushland be preserved.

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,

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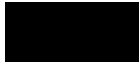
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Thank you for your consideration, please do the right thing.

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

Seaforth

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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Thank you for your consideration, please do the right thing.

Sincerely,

A black rectangular box used to redact the signature of the sender.

Submission Type

I am making a personal submission

Title

First Name

Debra

Family name

Ellis

☐

Name withheld

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

Email

debraellis100@yahoo.com.au

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I vehemently oppose the development of Lizard Rock due to environmental concerns

Submission Type

I am making a personal submission

Title

Mrs

First Name

Angela

Family name

Keogh

☐

Name withheld

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

Email

angelakeogh50@yahoo.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the Patyegarang Planning Proposal for the following reasons:

- loss of habitat for native plants and animals
- bushfire risk
- flooding risk
- loss of biodiversity for future generations
- traffic congestion
- carbon impact of bushland clearance

Please reject this proposal.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Bronwyn

Family name

Rayner

☐

Name withheld

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

Email

bron1rayner@gmail.com

Suburb/ Town

Wheeler heights

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

No to the development of Patyegarang. This is sacred land that should not be used for housing purposes.

Submission Type

I am making a personal submission

Title

First Name

Helen

Family name

Manfield

☐

Name withheld

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

Email

manfield@live.com.au

Suburb/ Town

2107

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Please save Lizard Rock. This natural bushland is home to valuable flora and fauna and must be preserved. Not destroyed.

This is also a bushfire risk area. Why would you put people's lives and property at risk ?

This land is not zoned for development.

We should be trying to save and preserve our native wildlife. Not kill it.

By destroying this natural bush land many animals will be killed and displaced, with no habitat.

Submission Type

I am making a personal submission

Title**First Name**

Marie

Family name

Hardman

☐

Name withheld

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

Email

mariehardman@outlook.com

Suburb/ Town

Bayview

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).

In short, this proposal must be refused because:

- It does not comply with Council's Local Strategic Planning Statement and Local Housing Strategy
- It is incompatible land uses in areas exposed to high risk of bush fire, increasing risks to life and property
- It will destroy core habitats of various threatened species of flora and fauna and Threatened Ecological Communities
- It will result in harmful impacts on watercourses, wetlands, water dependant ecosystems, associated biodiversity and the quality and quantity of overland flow as it enters local and downstream waterways, including Narrabeen Lagoon
- It will bring the urban fringe closer to Aboriginal sites, which will put them at greater risk of damage from visitation, graffiti and vandalism.
- It will place insurmountable pressures on local essential services including hospitals, schools, roads and rural fire services. Everyone understands (or should) the planning and liveability

issues associated with urban sprawl and as a local resident I do not want to see those issues play out in yet another part of the Northern Beaches and Sydney.

I also reiterate the statement prepared by Northern Beaches Envirolink, that the proposal must be refused for the following reasons:

- Loss of habitat for iconic species of flora and fauna such as swamp wallabies, black cockatoos, diamond pythons and lace monitors. 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. Public transport in this area is already very limited and major roadways under considerable pressure.
- 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

Marie Hardman

Submission Type

I am making a personal submission

Title

Mr

First Name

David

Family name

Keogh

☐

Name withheld

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

Email

dckeogh2000@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 for the following reasons:

- Loss of habitat
- Traffic congestion
- Loss of biodiversity
- Increased flooding
- Bushfire risk
- Carbon impact

Please reject this proposal.

Submission Type

I am making a personal submission

Title

Mr

First Name

craig

Family name

secombe

☐

Name withheld

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

Email

csecombe@yahoo.com

Suburb/ Town

DAVIDSON

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to this proposal because of the impact on traffic, shortage of infrastructure and loss of biodiversity for future generations not to mention the loss of habitat for flora and fauna.

Complete Madness.

Thanks for considering my objection.

Craig Secombe

Submission Type

I am making a personal submission

Title

Mr

First Name

Rod

Family name

Rayner

☐

Name withheld

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

Email

rodrayner@hotmail.com

Suburb/ Town

North Curl Curl

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Please NO !

The creek is just starting to recover, there are tortoises and birdlife in abundance.

This is an iconic backroad, loved as it is, by all those of us that use it. A beautiful and tranquil location leading to the falls and highlighting the Lizzard that my kids and grandkids still enjoying passing.

I cannot understand why this is even being considered. It does not fit in the Government's strategy of higher rise to make better use of existing infrastructure.

Leave what little bush there is and work on higher density living where their is existing infrastructure. Please :-)

Please NO !

The creek is just starting to recover, there are tortoises and birdlife in abundance.

This is an iconic backroad, loved as it is, by all those of us that use it. A beautiful and tranquil location leading to the falls and highlighting the Lizzard that my kids and grandkids still enjoying passing.

I cannot understand why this is even being considered. It does not fit in the Government's strategy of higher rise to make better use of existing infrastructure.

Leave what little bush there is and work on higher density living where their is existing infrastructure. Please :-)

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 against the Patyegarang planning proposal formally known as Lizard rock (Morgan rd Belrose) due to the reduction of habitat for Flora and Fauna, increased congestion and urban sprawl and the carbon 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

Killarney Heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I have been following this sub division since the beginning of this proposal. It's a shame to destroy such pristine natural bush land. We are very lucky to live along side country. Please make sure the large rock known as Lizard Rock is preserved. It should be a natural heritage emblem.

Submission Type

I am making a personal submission

Title

Mr

First Name

Andrew

Family name

Gainey

☐

Name withheld

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

Email

againey@optusnet.com.au

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

The proposed development has no merit at all. The are very few remnants of bush, and left on the northern beaches. Repeated proposals to develop the remaining areas including lizard rock, ingleside and Terrey hills are unnecessary. The appalling over development of warriewood valley should be considered. It resulted in over crowded, over priced low quality dwellings, in return for no infrastructure to support it, and no playing fields, followed by ridiculous attempts to seize, public gold courses to compensate for failures at all levels of government planning. The side notes for benefits to aboriginal employment are token throw away lines with absolutely no supporting material. The land should be resumed for national park status and protected for perpetuity from the greedy hands of organisations that are a facile for developers (aka MALC).

Submission Type

I am making a personal submission

Title

Miss

First Name

Karenza

Family name

Jewell

☐ Name withheld

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

Email

karenzajewell@gmail.com

Suburb/ Town

Manly

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

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- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
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Thank you for your consideration

Sincerely,

Name: Karenza Jewell

Signed: KJewell

Email: karenzajewell@gmail.com

Submission Type

I am making a personal submission

Title

Mr

First Name

John

Family name

Duffy

☐

Name withheld

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

Email

jduffy184@icloud.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the above mentioned proposal for the following reasons:-

- * loss of habitat for flora and fauna
- * Loss of green space and negative aesthetics
- *Additional pollution due to additional human activity and loss of “lungs”
- *Additional traffic congestion on roads that are struggling to cope with present population in this area.

Submission Type

I am making a personal submission

Title**First Name**

Donald

Family name

Gibson

☐

Name withheld

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

Email

dsgibson1960@gmail.com

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Bushfire risks – there is a high risk from bushfires to the whole area with very limited road access or options to escape in the case of a fire.

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.

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.

Severe loss of high biodiversity habitat – With nearly 45 hectares of bushland to be cleared, the proposal and new development will have significant negative environmental impact.

Submission Type

I am making a personal submission

Title

Mr

First Name

Nicholas

Family name

Loughlin

☐ Name withheld

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

Email

nickyloughlin@outlook.com

Suburb/ Town

2065

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am against the Patyegarang Planning Proposal.

The bushland on which these 450 dwellings are proposed for construction is vital to maintaining quality of life for residents in the immediate and extended local areas, and must be preserved.

It offers a barrier from the chaos of overdeveloped suburbs in the form factor of a green lung, cleaning and oxygenating our city's air. The bush provides a home already to the many flora and fauna we pride our city in housing. And it offers a recreational space for numerous members of our community, in a way we find is disappearing alarmingly fast!

Our native green spaces are sacred to a great many people for countless reasons, both practical and sentimental. The consideration of furthering overdevelopment despite our community's cries makes abundantly clear that our governing bodies do not always have our best interests at heart, nor clearly mind.

If approved, these 450 properties will in time become a gateway to further development and destruction. Our road networks will be forced to expand to accommodate the influx of residents, and in the meantime our already-failing arterial networks will suffer.

This development proposal must be ceased. SAVE LIZARD ROCK and the surrounding area. Or else development will kill the last corner of a true green Sydney.

Submission Type

I am making a personal submission

Title

Mr

First Name

Richard

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

randers1087@gmail.com

Suburb/ Town

Beverly Hills

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I want to save pristine Lizard Rock.

I and my family totally disagree with this proposed development. WRONG on so many levels.

Fire risk

Loss of green , natural bush, once developed, gone forever.

Wasn't given to them to develop, but to be the lands custodians!. Please don't develop this parcel of land

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

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Please protect Lizard Rock and the area.

Submission Type

I am making a personal submission

Title

Ms

First Name

Jenny

Family name

Loughlin

☐

Name withheld

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

Email

jennyloughlin@bigpond.com

Suburb/ Town

Naremburn 2065

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the Patyegarang Planning Proposal.

The bushland on which these 450 dwellings are proposed for construction is vital to maintaining quality of life for residents in the immediate and extended local areas, and must be preserved.

It offers a barrier from the chaos of overdeveloped suburbs in the form factor of a green lung, cleaning and oxygenating our city's air. The bush provides a home already to the many flora and fauna we pride our city in housing. And it offers a recreational space for numerous members of our community, in a way we find is disappearing alarmingly fast!

Our native green spaces are sacred to a great many people for countless reasons, both practical and sentimental. The consideration of furthering overdevelopment despite our community's cries makes abundantly clear that our governing bodies do not always have our best interests at heart, nor clearly mind.

If approved, these 450 properties will in time become a gateway to further development and destruction. Our road networks will be forced to expand to accommodate the influx of residents, and in the meantime our already-failing arterial networks will suffer.

This development proposal must be ceased. SAVE LIZARD ROCK and the surrounding area. Or else development will kill the last corner of a true green Sydney.

Submission Type

I am making a personal submission

Title

First Name

Anita

Family name

Rebecchi

☐

Name withheld

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

Email

rebecchianita@gmail.com

Suburb/ Town

Queenscliff

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Our family opposes the Lizard rock development due to bushfire risk to greater community and animal welfare also creating increase traffic congestion which is still an issue .

Submission Type

I am making a personal submission

Title

Mrs

First Name

Jill

Family name

Stephenson

☐

Name withheld

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

Email

jillstephenson2708@gmail.com

Suburb/ Town

Avalon

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the development proposal regarding patyegarang. It is totally inappropriate in many ways. Pristine bushland (fire hazard),and lack of local amenities two of the biggest reasons. Green space is being lost at alarming rate. This should stop. Development should be near transport hubs and shops. Our flora and fauna are threatened. Please disallow any development of this beautiful, necessary forest.

Submission Type

I am making a personal submission

Title

Ms

First Name

Anna

Family name

Brennan

☐

Name withheld

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

Email

anna.brennan@optusnet.com.au

Suburb/ Town

Curl Curl

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the Patyegarang Planning Proposal.

The bushland on which these 450 dwellings are proposed for construction is vital to maintaining quality of life for residents in the immediate and extended local areas, and must be preserved.

It offers a barrier from the chaos of overdeveloped suburbs in the form factor of a green lung, cleaning and oxygenating our city's air. The bush provides a home already to the many flora and fauna we pride our city in housing. And it offers a recreational space for numerous members of our community, in a way we find is disappearing alarmingly fast!

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This development proposal must be ceased. SAVE LIZARD ROCK and the surrounding area. Or else development will kill the last corner of a true green Sydney.

Submission Type

I am making a personal submission

Title

Mr

First Name

Daniel

Family name

Parkinson

☐

Name withheld

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

Email

studio@danielparkinson.com.au

Suburb/ Town

Collaroy

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

To whom it may concern,

I would like to write and state my opposition to this proposal, as I firmly believe it would have an extremely significant and detrimental impact to the natural wildlife and fauna in the area.

As a third generation resident of the Collaroy area, I have travelled through this area countless times on my way to and from Belrose and also to reach the M1 highway. This pristine area of natural bushland is clearly a haven and sanctuary for native wildlife in the area, and one of the last pockets of original bushland on the Northern Beaches.

Adding 450 dwellings to this area would have a significant impact to this wildlife, create an extremely dangerous fire hazard, increase traffic dramatically and also open the area up to further development in the future. The original ecosystem is already extremely fragile in this area, and adding this development would be a kind of death sentence to the natural wildlife. The threat of dogs, cats and domestic pets would also be terribly harmful to this pristine region.

It is my belief also that if the Metro LALC truly considered this area of significant value to their cultural heritage, it would be left in state and not opened up to property development and the harmful impacts of such a colossal building effort here.

Thanking you.

Daniel Parkinson

Submission Type

I am making a personal submission

Title

Mr

First Name

Mark

Family name

Richards

☐

Name withheld

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

Email

richards_family@outlook.com

Suburb/ Town

Collaroy Plateau

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the Patyegarang Planning Proposal.

The bushland on which these 450 dwellings are proposed for construction is vital to maintaining quality of life for residents in the immediate and extended local areas, and must be preserved.

It offers a barrier from the chaos of overdeveloped suburbs in the form factor of a green lung, cleaning and oxygenating our city's air. The bush provides a home already to the many flora and fauna we pride our city in housing. And it offers a recreational space for numerous members of our community, in a way we find is disappearing alarmingly fast!

Our native green spaces are sacred to a great many people for countless reasons, both practical and sentimental. The consideration of furthering overdevelopment despite our community's cries makes abundantly clear that our governing bodies do not always have our best interests at heart, nor clearly mind.

If approved, these 450 properties will in time become a gateway to further development and destruction. Our road networks will be forced to expand to accommodate the influx of residents, and in the meantime our already-failing arterial networks will suffer.

This development proposal must be ceased. SAVE LIZARD ROCK and the surrounding area. Or else development will kill the last corner of a true green Sydney.

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

This proposal does not seem to be in the interests of people of true aboriginal heritage in that it is unlikely to foster the integration of persons of true local aboriginal lineage into the NBC local government area local workforce as valuable community members.

I'm really afraid that the money from this will just create yet another aboriginal bureaucracy full of expensive staff lurks leaving little funding to do the the things that are really needed for the betterment of the true (by DNA) first nations people.

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

Collaroy

I have made a reportable political donation

No



☒ I agree to the Privacy statement

submission

I oppose the Patyegarang planning proposal due to loss of biodiversity for future generations, traffic congestions in the area and destroying the character of the area.

Submission Type

I am making a personal submission

Title

Miss

First Name

Briony

Family name

Mattocks

☐

Name withheld

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

Email

thebrionym@gmail.com

Suburb/ Town

Mosman

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am significantly against the Patyegarang Planning Proposal on the grounds that it will lead to the irreversible destruction of a large pocket of bushland.

This bushland is essential to the quality of life for the immediate and surrounding areas. It is home to many species of plants and animals, filters the air and offers a recreational space for a great number of people in our community who enjoy the outdoors across a variety of different activities.

I'm genuinely upset at the rate green spaces like this are disappearing. These spaces of bushland are what makes us love living here - we have a practical, sentimental and spiritual connection this land.

I'm saddened when I see governing bodies seek to destroy these unique spaces for what feels like short term gain. While housing is a challenge, further development within our area needs additional support through roads, schooling, health and several other community services. Housing development alone just compounds an existing problem.

This development will kill the last corner of true green in Sydney and devalue the area for existing residents and visitors from surrounding areas. More importantly, at a time where we should be acutely aware of the broader climate impacts of destroying natural environments and biodiversity, this is incredibly disappointing when I think about the future of our communities.

I urge the people we have trusted to make decisions on behalf of our community to cease this development and maintain a precious natural resource for the benefit of everyone.

Submission Type

I am making a personal submission

Title

Mr

First Name

Michael

Family name

Payne

☐ Name withheld

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

Email

19map70@gmail.com

Suburb/ Town

North Narrabeen

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am against the Patyegarang Planning Proposal.

The bushland on which these 450 dwellings are proposed for construction is vital to maintaining quality of life for residents in the immediate and extended local areas, and must be preserved.

It offers a barrier from the chaos of overdeveloped suburbs in the form factor of a green lung, cleaning and oxygenating our city's air. The bush provides a home already to the many flora and fauna we pride our city in housing. And it offers a recreational space for numerous members of our community, in a way we find is disappearing alarmingly fast!

Our native green spaces are sacred to a great many people for countless reasons, both practical and sentimental. The consideration of furthering overdevelopment despite our community's cries makes abundantly clear that our governing bodies do not always have our best interests at heart, nor clearly mind.

If approved, these 450 properties will in time become a gateway to further development and destruction. Our road networks will be forced to expand to accommodate the influx of residents, and in the meantime our already-failing arterial networks will suffer.

This development proposal must be ceased. SAVE LIZARD ROCK and the surrounding area. Or else development will kill the last corner of a true green Sydney.

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

Avalon Beach

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

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

Ms

First Name

Genevieve

Family name

Law

☐

Name withheld

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

Email

gen.law00@gmail.com

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the lizard rock development because it will lead to the loss of our beautiful local wildlife like native bees. We should be trying to protect native bush land wherever we can , as once it's lost we can't get it back.

Submission Type

I am making a personal submission

Title

Mr

First Name

Russell

Family name

Beardmore

☐

Name withheld

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

Email

russellandjan@gmail.com

Suburb/ Town

Curl Curl

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the proposed residential development in high quality bushland at Lizard Rock. The site appears to be totally unsuited to this development, given the destruction the resultant destruction of the bushland, difficult egress in the event of bush fire and poor transport infrastructure in the area. Northern Beaches Council has good reason to object to the development.

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

The scale of this proposed development would severely damage the natural environment and character of surrounding suburbs of the northern beaches. It would devastate wildlife and conservation and degrade human amenity including extra traffic and load on already strained council infrastructure. Please do not approve this 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

■

Suburb/ Town

X

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am strongly opposed to the Patyegarang Planning proposal. It just makes no sense to build there. We need to retain bushland to avoid further climate change and maintain the biodiversity that we have. Building in an area so far from public transport will cause further negative environmental impacts by putting more cars on the road. Also, I feel sure that if this proposal goes ahead it will lead to many other development proposals in the surrounding areas having set the precedent. Council have plans for where housing should be built to meet housing targets and this development is not needed to meet those targets.

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 oppose this development for the following reasons:

Traffic congestion and urban sprawl

Loss of habitat for wildlife, flora and fauna

Carbon impact of clearing bush land

As an apiarist, I believe we should be protecting our environment, we have seen enough risk to the bee population without destroying more of their habitat

Submission Type

I am making a personal submission

Title

Mrs

First Name

Anne-Louise

Family name

Leslie

☐

Name withheld

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

Email

annelouiseleslie@gmail.com

Suburb/ Town

North Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly object to the development at Patyegarang, Morgan Road, Belrose.

There are multiple reasons why this development should not go ahead, including the potential loss of flora and fauna in the area and loss of biodiversity for future generations, the increased risk of bushfire and the carbon impact of clearing bushland. I am also concerned about the urban congestion and that it may trigger more local development.

Please do not go ahead with this development and listen to what the local community wants.

Kind Regards,
Anne-Louise Leslie

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

Bayview NSW

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to the Lizard Rock Development, on the grounds that it presents an unacceptable and permanent loss to the bushland habitat in our LGA and Sydney. We don't need any more urban sprawl in Sydney, especially when many regional areas in NSW are crying out for investment.

Submission Type

I am making a personal submission

Title

First Name

Helen

Family name

Hodge-Schrader

☐

Name withheld

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

Email

schrader.helen@gmail.com

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against this proposal because it will increase traffic and have a negative impact on native animals. Due to traffic we already see too much native animal roadkills as it is.

Submission Type

I am making a personal submission

Title

Mr

First Name

Peter

Family name

Leslie

☐

Name withheld

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

Email

pete@bluebone.net.au

Suburb/ Town

North Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

To whom it may concern,

I strongly oppose the development at Patyegarang, Morgan Road, Belrose.

There are multiple reasons why this development should not go ahead, including that it will destroy the character of Morgan Road.

However, I believe more importantly the reasons against such a development are due to the environmental impacts this development will cause, including the potential loss of flora and fauna in the area and loss of biodiversity for future generations. Also the increased risk of bushfire and the carbon impact of clearing bushland. I am also concerned about the urban congestion and that it may trigger more local development.

Please do not go ahead with this development, as so many are opposed to it.

Kind Regards,
Peter Leslie

Submission Type

I am making a personal submission

Title

Miss

First Name

Anmol

Family name

Grewal

☐

Name withheld

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

Email

an.grwl@gmail.com

Suburb/ Town

Brookvale

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I reject this proposal due to loss of habitat for flora and fauna. space is required for all creatures, not just humans. There is high carbon impact when clearing bushland, which is not being considered. Not to mention high bushfire and flooding risks this proposal will pose, and greater traffic congestion.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Karli

Family name

Horwood

☐

Name withheld

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

Email

karlihorwood18@gmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to this proposal due to the loss of habitat for flora and fauna, loss of biodiversity and traffic congestion and urban sprawl

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 am a local resident on the Northern Beaches and I strongly oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802).

I write on behalf of those who cannot write a submission for themselves –

1. My husband who is now in a nursing home who moved to the Northern Beaches 50 years ago to appreciate the beautiful wildlife and outdoors;
2. My grandson and his friends who deserve to not only continue enjoying the outdoors but also enjoy a planet which isn't being destroyed by the short-sightedness of governments;
3. The wildlife that live at Lizard Rock; and
4. The future generations who have a right to a healthy natural environment.

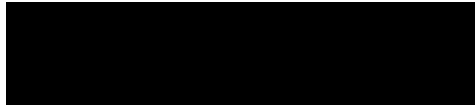
There are so many serious reasons why this proposal must be refused:

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

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

I hope you will seriously consider my submission along with all of those who strongly oppose this development.

Sincerely,



Submission Type

I am making a personal submission

Title

Ms

First Name

Jennifer

Family name

Hall

☐ Name 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.p.hall@gmail.com

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 of Belrose and I am writing to express my strong opposition to the proposed development at Patyegarang, Morgan Road, Belrose (PP-2022-3802). I am particularly concerned with the potential impact on the local bushlands and the diverse flora and fauna inhabiting this area. The bushlands in question represent not only a crucial part of our natural heritage, contributing positively to Sydney's Green Lungs, but also provide a habitat for numerous species of plants and animals. Preserving these ecosystems is vital for maintaining biodiversity and ensuring the long-term health of our environment. There are several key reasons for my opposition to the proposed development:

Biodiversity Conservation:
The bushlands at Patyegarang, Morgan Road, Belrose are home to a diverse range of plant and animal species, some of which may be rare or endangered. Any disruption to this habitat could lead to a loss of biodiversity, negatively affecting the delicate balance that sustains these ecosystems.

Impact on Native Flora:
The proposed development will certainly involve clearing mass areas of native vegetation, leading to the loss of important plant species. This, in turn, could have cascading effects on the entire ecosystem, affecting soil quality, water retention, and the overall health of the environment.

Threat to Wildlife:
Local wildlife, including various species of birds, mammals, and insects, rely on the bushlands for food, shelter, and breeding. The disturbance caused by the development will lead to displacement, increased vulnerability, or even the decline of certain populations.

Water and Soil Quality:
The bushlands play a crucial role in maintaining water and soil quality. They act as natural filters, helping to prevent soil erosion, purify water, and contribute to the overall resilience of the

local ecosystem.

Bushfire Risk:

The proposed development is in an area with a known and significant risk of bushfire events. Given the increasing frequency and severity of such incidents, the safety of residents and the preservation of property should be paramount concerns. Developing in high-risk bushfire zones not only endangers lives but also places an additional burden on emergency services.

Traffic Congestion:

The infrastructure surrounding Patyegeerang, Morgan Road, Belrose is already strained, with limited public transport options and continually cancelled services, forcing existing residents to be reliant on cars. Adding a development without addressing traffic and urban sprawl concerns will undoubtedly exacerbate the existing congestion and place further burden on stretched services. This could lead to increased safety hazards, longer commuting times, and an overall decrease in the quality of life for residents in the area.

Negative Precedent in Deferred Lands:

The proposed development sets a precedent that may negatively impact other deferred lands in the Northern Beaches area. Approving development at Patyegeerang, Morgan Road, Belrose may encourage further encroachment into environmentally sensitive zones, eroding the balance between development and conservation.

I respectfully urge you to reconsider the approval of the proposed development and to prioritize a more sustainable and environmentally responsible approach. Specifically, I recommend:

Conducting a comprehensive environmental impact assessment to fully understand the potential consequences of the development on local flora and fauna.

Implementing rigorous measures to address and mitigate the heightened risk of bushfire events, ensuring the safety of both current and future residents.

Undertaking a thorough analysis of traffic management strategies to alleviate congestion and enhance the overall transportation infrastructure.

Considering the long-term implications of setting a precedent for development in deferred lands, taking into account the broader environmental and community impacts.

I understand the importance of responsible development for the growth of our community, however it is equally vital that we find a balance that safeguards our environment for future generations.

Thank you for your attention to these concerns. I hope that with careful consideration, we can arrive at a decision that aligns with our collective commitment to environmental preservation, community safety, and sustainable development.

Sincerely,

Jennifer Hall

Submission Type

I am making a personal submission

Title

Mr

First Name

Thomas

Family name

Szartowicz

☐

Name withheld

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

Email

tomszarto@web.de

Suburb/ Town

Elanora Heights

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I personally object the housing project "Lizard Rock".

Reasoning:

An increased bushfire risk area will be created.

Another habitat for birds / plants will be lost.

Like in Ingleside : Profit would reign over flora and fauna.

A decision to clear so many acres of bush land does not fit in urban planning of the 21st century when climate change knocks at your door intensively, already.

Kind regards

Submission Type

I am making a personal submission

Title

Mr

First Name

Lyndon

Family name

Horwood

☐

Name withheld

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

Email

Lyndonhorwood@gmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the proposed developments of Lizard Rock. It absolutely does not make sense to lose the amount of Flora & Fauna of these developments in prime untouched bush land with the loss of biodiversity for future generations.

Submission Type

I am making a personal submission

Title

Mr

First Name

Jean-Paul

Family name

Schefferlie

☐

Name withheld

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

Email

auschefferlie@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam,

I am a resident of Belrose, writing to express my firm opposition to the proposed development at Patyegarang, Morgan Road, Belrose (PP-2022-3802).

My primary concern revolves around the potential impact on the local bushlands and the rich diversity of flora and fauna in the area. The bushlands, integral to our natural heritage and contributing significantly to Sydney's Green Lungs, serve as a habitat for numerous plant and animal species. Preserving these ecosystems is crucial for biodiversity and the long-term well-being of our environment.

Several reasons underpin my objection to the proposed development:

Conservation of Biodiversity:

The bushlands at Patyegarang, Morgan Road, Belrose host a variety of plant and animal species, some potentially rare or endangered. Disruption to this habitat could result in a loss of biodiversity, upsetting the delicate ecological balance.

Impact on Native Flora:

The development is expected to involve the clearing of significant areas of native vegetation, leading to the loss of vital plant species. This can have cascading effects on the entire ecosystem, affecting soil quality, water retention, and overall environmental health.

Threat to Wildlife:

Local wildlife, including birds, mammals, and insects, relies on the bushlands for sustenance, shelter, and breeding. The disturbance caused by the development may lead to displacement, increased vulnerability, or even the decline of certain populations.

Water and Soil Quality:

The bushlands play a crucial role in maintaining water and soil quality, acting as natural filters that prevent soil erosion and contribute to the overall resilience of the local ecosystem. Development of this land is likely to impact the Narrabeen Lagoon Catchment area with storm water potentially harming threatened species including the red-crowned toadlet and the spotted-tail quoll.

Bush Fire Risk:

The proposed development is situated in an area with a known and significant risk of bushfire events. Considering the escalating frequency and severity of such incidents, the safety of residents and property preservation should be paramount concerns.

Traffic Congestion:

The existing infrastructure around Patyegeerang, Morgan Road, Belrose is already strained, with limited public transport options and recurring service cancellations. Adding a development without addressing traffic and urban sprawl concerns will exacerbate congestion, leading to increased safety hazards and decreased quality of life for residents.

Negative Precedent in Deferred Lands:

The proposed development could set a precedent negatively affecting other deferred lands in the Northern Beaches area. Approval may encourage further encroachment into environmentally sensitive zones, upsetting the balance between development and conservation.

I respectfully urge you to reconsider the approval of the proposed development and prioritize a sustainable and environmentally responsible approach.

Balancing responsible development with environmental preservation is crucial for the well-being of our community. Thank you for your attention to these concerns, and I trust that with careful consideration, we can make decisions aligned with our commitment to environmental preservation, community safety, and sustainable development.

Sincerely,
Jean-Paul Schefferlie

Submission Type

I am making a personal submission

Title

Mr

First Name

Michael

Family name

Darcy

☐ Name withheld

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

Email

mdarcy3@hotmail.com

Suburb/ Town

Manly

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.
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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.

Thank you for your consideration

Sincerely, Mike Darcy

Submission Type

I am making a personal submission

Title

Mr

First Name

Lachlan

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

l.h.smith999@gmail.com

Suburb/ Town

Cromer

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am a local resident on the Northern Beaches and oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802).

I consider that this proposal should be refused for the following reasons:

1. loss of habitat for iconic species of flora and fauna such as swamp wallabies and glossy black cockatoos. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, Ku-ring-gai Chase National Park and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
2. impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow into the Lagoon, 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 and create further silting of the Lagoon.
3. further loss of Sydney's "green lungs". Trees assist in improving air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground.
4. the site is in an area of significant risk of bushfire events, meaning that the development would put residents at risk. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
5. traffic congestion and lack of social infrastructure – 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. These arterial roads are already congested in peak hours and on weekends. The Parkway, a major link between the

Northern Beaches and its major hospital, is prone to flooding and closure. State Government plans to improve road access to the Northern Beaches have recently been abandoned, making the inevitable additional congestion generated by this proposed development even more of a problem.

6. broader strategic planning implications - the proposed development is inconsistent with broader planning seeking to increase density and housing availability in areas serviced by transport and other social infrastructure.

7. 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.

8. while being generally supportive of the granting of aboriginal title and control over appropriate areas of Crown land, I consider the MLALC to be particularly hypocritical in this instance, as the area in the development proposal includes areas from which significant recreational users were excluded after the MLALC claimed that there was significant cultural reasons and bushland preservation reasons for such exclusion.

Submission Type

I am making a personal submission

Title

Ms

First Name

Louise

Family name

Moore

☐

Name withheld

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

Email

lbocneo@icloud.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly oppose the Patyegarang Planing Proposal due to traffic congestion and urban sprawl. There is not enough infrastructure to support this plan. Also loss of habitat for fauna and flora would be devastating.

Submission Type

I am making a personal submission

Title

Miss

First Name

Charlotte

Family name

Barlow

☐

Name withheld

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

Email

charbarlow02@gmail.com

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam,

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Thank you for your consideration

Sincerely,

Charlotte Barlow

Submission Type

I am making a personal submission

Title

Miss

First Name

Georgia

Family name

Munday

☐

Name withheld

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

Email

georgiamunday03@gmail.com

Suburb/ Town

Beacon hill

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am opposed to construction built on lizard rock area. I would like to save lizard rock and the surrounding bushland.

Submission Type

I am making a personal submission

Title

Miss

First Name

Pippa

Family name

McKee

☐

Name withheld

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

Email

pippamckee1312@gmail.com

Suburb/ Town

Collaroy

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,

Pippa McKee

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

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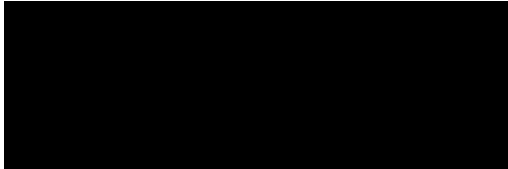
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Every day I drive from my place e of residence to Terrey Hills and pass Lizard Rock. Every day, I see wallabies, kangaroos and abundant bird life. Just yesterday, I stopped to let a Diamond Python cross the road. We must protect this treasure!

Thank you for your consideration

Sincerely,



Submission Type

I am making a personal submission

Title

Mr

First Name

Peter

Family name

Graham

☐

Name 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.graha.008@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I'd like to make a submission against the current plans for develop the Lizard Rock area.

There are numerous reasons that this is a bad idea, which are all outlined in various submissions and include strong opposition from the Northern Beaches Council.

The number of proposed dwellings is excessive for the area. A significantly smaller development (if any development at all) would be better.

The surrounding infrastructure is not equipped for that level of development. The roads, supporting shops, schools etc is not sufficient.

The biggest risk is safety and bush fire risk. Not only are you putting at risk the residents who would live there, but also the existing residents by adding congestion when people need to evacuate in the event of a serious fire.

The natural habitat for the native animals, flora and fauna would also be ruined.

Please consider the views of the locals and the local council - we are the people who live here, understand the area the best and will work / won't work and where the risks are.

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

Elanora Heights

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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Thank you for your consideration

Sincerely,

[REDACTED]

Submission Type

I am making a personal submission

Title

Mrs

First Name

Carol

Family name

Blackwell

☐

Name withheld

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

Email

carol.blackwell@yahoo.com.au

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the development that is proposed for this wonderful parcel of land for the following reasons

1. Too much land is disappearing under the urban spread. We need to keep pockets for the future generations.
2. Forestway during peak hour is already very congested. It would not cope with this extra volume of traffic using it.

I live in an area called the Forest but the trees are shrinking. It's time to stop.

Carol Blackwell

Submission Type

I am making a personal submission

Title

Mr

First Name

Mathieu

Family name

Taris

☐

Name withheld

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

Email

mathieutaris@hotmail.com

Suburb/ Town

Elanora heights

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I stand against the Planning Proposal.

The bushland where these 450 homes are planned is crucial for the well-being of residents in our local and extended communities. It serves as a protective green space, cleansing and providing fresh air for our city. This area is already home to diverse flora and fauna that we take pride in. It's also a recreational haven for our community, a precious resource disappearing at an alarming rate.

Our native green spaces hold deep significance for many, both for practical and sentimental reasons. Pushing forward with overdevelopment despite our community's objections clearly shows a lack of consideration for our best interests.

If approved, these 450 properties will pave the way for further development and destruction. Our road networks will be strained to accommodate more residents, while our existing infrastructure struggles.

You must stop this development proposal. Let's SAVE LIZARD ROCK and its

Submission Type

I am making a personal submission

Title

Mrs

First Name

shelagh

Family name

lubbock

☐

Name withheld

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

Email

shelagh.lubbock@optusnet.com.au

Suburb/ Town

North Balgowlah, NSW, 2093

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

This poses huge bushfire risks plus an enormous loss of high biodiversity habitat - 44.7 hectares of bushland to be cleared will have a significant impact on the environmental habitat

Submission Type

I am making a personal submission

Title

Mr

First Name

James

Family name

Hale

☐

Name withheld

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

Email

jimbohale@yahoo.com.au

Suburb/ Town

Mona Vale

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly oppose the development of Lizard Rock at Morgan Road Belrose.

1. It will destroy the character of the bush area
2. Increase of traffic onto Wakhurst Parkway
3. Bush fire risk

Submission Type

I am making a personal submission

Title

Ms

First Name

Katie

Family name

Benbow

☐

Name withheld

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

Email

katie.benbow@hotmail.com

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam,

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Thank you for your consideration.

Sincerely,

Katie Benbow

Submission Type

I am making a personal submission

Title

Mr

First Name

Craig

Family name

Davis

☐

Name 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_a_davis@hotmail.com

Suburb/ Town

2101

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Very much against developing this area due to the lack of surrounding infrastructure and the impact it will have on local flora, fauna and the general landscape.

Submission Type

I am making a personal submission

Title

First Name

Helen

Family name

Robinson

☐

Name withheld

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

Email

hp.rob@hotmail.com

Suburb/ Town

North Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly object to the planning proposal for Lizard Rock in Morgan Rd Belrose,for the following reasons :

The carbon impact of clearing bush land.

Bushfire risk.

Hugh increase in traffic congestion.

Morgan Rd is not suitable for the infrastructure that would be necessary.

Submission Type

I am making a personal submission

Title**First Name**

Caroline

Family name

Kades

☐

Name withheld

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

Email

kadescj@gmail.com

Suburb/ Town

Avalon Beach

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

The proposed development of Lizard Rock (through the Patyegarang Planning Proposal) removes bushland that the local indigenous and traditional custodians want to maintain but the Metropolitan Local Aboriginal Land Council wants to develop.

I object to the proposal for the following reasons.

This development should not be approved due to:

- i) the adverse effects of downstream flooding, sedimentation/siltation and possible contamination from runoff in Narrabeen Lagoon,
- ii) the loss of habitat and biodiversity, including loss of tree canopy,
- iii) the adverse impacts on the natural topography through development of roads, housing, construction, services, etc,
- iv) adverse visual impacts,
- v) loss of local aboriginal heritage,
- vi) the impacts climate change (eg the impacts of east coast lows), and
- vii) the intrinsic value of bushland needs to be valued, maintained and conserved in its own right,
- viii) the proposal for 450 dwellings will do nothing to improve the supply of low-cost housing in the Northern Beaches,
- ix) the proposal will further exacerbate low density issues such as requiring further removal of bushland to maintain private transport and traffic mobility as roads will have to be widened,
- x) the Northern Beaches high land value is partly due to the appeal of treed areas, bushland and wonderful recreation (both bush and beach) areas. This proposal will remove yet more of the opportunities to enjoy our natural environment, with its physical and mental health benefits, educational, scientific and technical understanding of ecosystems and heritage.
- xi) the proposal does nothing for ecological sustainable development.

The Patyegarang land and other MLALC land needs to be incorporated into Garigal or or other National Parks and the MLALC funded fully and separately.

Submission Type

I am making a personal submission

Title

Ms

First Name

Yvonne

Family name

Bowyer

☐

Name withheld

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

Email

yvonnebowyer@gmail.com

Suburb/ Town

North Balgowlah

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Our transport / road network is at capacity already. I strongly oppose major housing development until that is addressed. Over the years, it has become increasingly difficult to travel at peak hours, and with a move to have people return to CBD offices, this is likely to worsen. Infrastructure before development please.

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

I have made a reportable political donation

No



I agree to the Privacy statement

submission

To the Planning Department,

I am writing to urge you to reconsider the Patyegarang (Lizard Rock) planning proposal. I live in the Northern Beaches Council area and I believe that the risks of his potential proposal and the losses which would ensue far outweigh any benefit. This planning proposal should be reconsidered in view of significant planning, environmental and hazard issues, including:

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 BIODIVERSITY AND 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.

Please do not approve this planning proposal.

Thank you.



Submission Type

I am making a personal submission

Title

Mr

First Name

Dene

Family name

Grooms

☐

Name withheld

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

Email

denegrooms@gmail.com

Suburb/ Town

2486

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Do not develop this area , DO NOT !!!! Have visited this area for last 40 years , its natural, its unharmed, its beautiful, its original, its irreplaceable!!!! DO NOT disturb, you bleeding heart politicians, I repeat, do not touch this land, my name is Dene grooms phone is 0418249419 if you dare redevelop this land, or thinking about it , I will definitely crush you and you will be ordered to a debate, with me on Ben Fordham 2gb programme, I repeat, do not destroy/ develop this land, at your peril, DO NOT !!!!!!! 🚫🚫🚫🚫🚫🚫

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 lodging my opposition to the proposal to to develop the land at Lizard Rock (Patyegarang). This proposal is reckless and inappropriate for the following reasons:

1. There will be a huge impact to the flora and fauna of the area with many native animals displaced or killed.
2. The area lacks the infrastructure to support this proposal - roads are already overloaded and run-off drainage will compound the flooding problems on Wakehurst Parkway.
3. Bushfire risk to new properties would be high - this area was completely burned only a few years ago.
4. Rezoning is inconsistent with current planning strategy.
5. The proposal is against the wishes of the majority of those living in the area.

This proposal is just a land grab by the Metropolitan Aboriginal Land Council which is only designed to boost their finances rather than to preserve an important natural habitat close to the centre of Sydney (which makes our city unique amongst international cities).

This proposal should be declined - once the bushland is gone it will be gone forever.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Helen

Family name

West

☐

Name withheld

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

Email

helenwest.81@bigpond.com

Suburb/ Town

Cromer

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

4 November, 2023

Dear Sir/Madam,

RE : Patyegarang planning proposal (formerly known as Lizard Rock) at Morgan Road, Belrose - PP-2022-3802.

I am a local resident on the Northern Beaches. I have lived within 5kms of the Lizard Rock area for over 50 years. I have family still living within the Northern Beaches area, as well as some living in the Greater Sydney area.

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 within and nearby to the Lizard Rock area plus 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.

There are good clear reasons for this area to have been once protected CROWN LAND.

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. Narrabeen Lake is an integral recreation and Sports area; catering to many forms of recreation from Petanque/boule to being the location of the Sydney Academy of Sport and Recreation.

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.

Have we learned so little, that we would risk a development such as this for the sake of only 450 high cost homes?

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. This proposal is NOT in line with NB Council needs – it is NOT high density, and most assuredly NOT low cost housing.

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 appreciate you consider all of the above, and thank you for your consideration.

Sincerely,

Helen E West
Helen E West

Email: helenwest.81@bigpond.com

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

Killarney Heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I totally oppose the development of Lizzard Rock area.

I believe it would be environmentally destructive.

I believe aboriginal land council land should be retained as such.

I don't believe aboriginal land council land should be sold.

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 against the proposed development for the following key reasons

- this is a large development in an area that has poor road and transport infrastructure

- it will result in a large number of additional cars in the area - which is already struggling cope with high volumes of traffic - most notably in the morning and afternoon peak periods. This is particularly bad on the approach from Forestway to Warringah road, and then spilling onto Warringah Road in both directions. This is a major bottle neck that will also be made a lot worse by the large-scale Frenchs Forest town centre development that is already underway

- past traffic studies (eg for the Frenchs Forest town centre planning)

has shown that both Forestway and Warringah Road, plus surrounding streets are already at levels which are beyond their intended capacity - even before the Frenchs Forest town centre is completed

- it is a large-scale development in an area that is a major risk for bushfires - which will put both new residents and local emergency services at risk. With the impacts of climate change expected to worsen in the future this risk is likely increase significantly over time

Submission Type

I am making a personal submission

Title

Ms

First Name

Margaret

Family name

Lange

☐

Name withheld

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

Email

langman@bigpond.com

Suburb/ Town

Cromer

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Please note the the Colliers Craig Roberts report showing during October 2023 on the NSW PLanning portal seems to now not be showing. I have a copy and happy to produce the document. Margaret Lange

5 November, 2023

Dear Sir/Madam,

RE: Submission to rezone Patyegarang, Morgan Road, Belrose aka “Lizard Rock” PP-2022-3802

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

It is my unwavering opinion that the proposal **must be refused** for the following reasons:

This development is **not a salve for the housing crisis**. This development is NOT high density / low cost housing. The development is on land that was considered important enough for the Crown to preserve it by declaring it Crown Land.

It is my firm opinion the proposed rezoning will result in **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 rezoning will **Impact on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll and on marine animals that live in the lagoon.

I draw your attention to Colliers / Craig & Rhodes document (attached) downloaded in October 2023 from <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/patyegarang-morgan-road-belrose>

Note Page 36 of 56 clearly stating that the climate data is based on the years 1981 – 1985 . Data from last century, OVER 40 years old and I consider could be completely irrelevant to current climate conditions.

Appendix A Water Quality			
Climate Data			
Rainfall Data			
The pluviograph rainfall data adopted is the data recommended by the Northern Beaches LGA, as shown in Table 18. Stormwater footprint modelling was undertaken at a 6 min time step.			
<i>Table 18 Rainfall Details</i>			
Purpose	Time Step	Rainfall Station	Modelling Period
Water quality	6 minutes	066062 Sydney Observatory	1981-1985

Page 10 of 56 clearly acknowledges that the information relied upon in **1.3.2 Warringah Creek Management Study 2004** “is a relatively old study” and further advises the following (captured from the report still Page 10)

Comment:

1. This report is over 16 years old however it is considered current by the fact it remains on the website.
2. Classification of Group B means that the creek is not considered priority by the Protection of Waterways and Riparian Land Policy
3. The water quality at the time was quite good however may have declined with development in the catchment since 2004

In addition is the **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.

Plus, **Significant risk of bushfire events.**

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. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.

Have we learned so little? that approval would be granted to build homes 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.

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.

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 implore you to take ALL these matters into your consideration, and **do not allow the rezoning** of Patyegarang, Morgan Road, Belrose, or “Lizard Rock” (PP-2022-3802).

Sincerely,

Margaret Lange
Margaret Lange

Email: langman@bigpond.com

Submission Type

I am making a personal submission

Title

Ms

First Name

Manfred

Family name

Feyer

☐

Name withheld

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

Email

reyef19@gmail.com

Suburb/ Town

Cromer

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Submission attached

5 November, 2023

Dear Sir/Madam,

RE: Submission to rezone Patyegarang, Morgan Road, Belrose aka "Lizard Rock" PP-2022-3802

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In addition is the 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

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Plus, Significant risk of bushfire events.

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I implore you to take ALL these matters into your consideration, and do not allow the rezoning of Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802).

Sincerely,

Manfred Feyer
Manfred Feyer

Email: reyef19@gmail.com

5 November, 2023

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Plus, **Significant risk of bushfire events.**

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. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.

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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.

I implore you to take ALL these matters into your consideration, and **do not allow the rezoning** of Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802).

Sincerely,

Manfred Feyer

Manfred Feyer

Email: reyef19@gmail.com

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

Dear Sir/Madam,

I am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Rd, Belrose (PP-2022-3802). I am a local resident

My concerns regarding this development include:

- The proposed development is inconsistent with the existing/current adjoining land use which largely consists of single or detached dwellings on large parcels of land, or native bushland.
- Lack of appropriate infrastructure, congestion on already very busy roads (Wakehurst Parkway, Forest Way), with only one road in and out of the development and no walking access to public transport, the residents will be car reliant. In addition, with Wakehurst Parkway frequently, (and increasingly) closed due to flooding, the already busy Forest Way will become increasingly congested.
- High risk of bushfire. Concerns regarding evacuation with all proposed internal roads discharging onto Morgan Rd, placing a significant risk on potential residents, as well as impeding access for emergency services. In addition if the proposal goes ahead, the cost of building adjacent or within bushfire prone areas will make the proposed dwellings cost prohibitive, further eroding opportunities for affordable housing.
- Loss of wildlife habitat and the wildlife corridor for so many native animals, including swamp wallabies.

-Negative impact on water catchments (Warriewood wetlands, Narrabeen Lagoon) resulting from a dramatic increase in hard paved areas, as well as pollutants from a significant amount of private vehicles etc.

- Loss of vegetation. Loss of trees. Increase in air pollution and higher temperatures.

- Does not address affordable housing adequately

-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 Metropolitan Rural Area can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for considering the above matters.

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

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- Lack of appropriate infrastructure, congestion on already very busy roads (Wakehurst Parkway, Forest Way), with only one road in and out of the development and no walking access to public transport, the residents will be car reliant. In addition, with Wakehurst Parkway frequently, (and increasingly) closed due to flooding, the already busy Forest Way will become increasingly congested.
- High risk of bushfire. Concerns regarding evacuation with all proposed internal roads discharging onto Morgan Rd, placing a significant risk on potential residents, as well as impeding access for emergency services. In addition if the proposal goes ahead, the cost of building adjacent or within bushfire prone areas will make the proposed dwellings cost prohibitive, further eroding opportunities for affordable housing.
- Loss of wildlife habitat and the wildlife corridor for so many native animals, including swamp wallabies.

-Negative impact on water catchments (Warriewood wetlands, Narrabeen Lagoon) resulting from a dramatic increase in hard paved areas, as well as pollutants from a significant amount of private vehicles etc.

- Loss of vegetation. Loss of trees. Increase in air pollution and higher temperatures.

- Does not address affordable housing adequately

-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 Metropolitan Rural Area can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for considering the above matters.

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

Cromer

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Dear Sir/Madam,

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock and the future generations of youth living on the Northern Beaches who have a right to a healthy natural environment and bushland without overcrowded community areas, schools and further traffic congestion.

Furthermore, I raise concerns on behalf of Aboriginal-identifying individuals on the Northern Beaches who have had limited interactions with Metro Aboriginal Land Council and are concerned about the ongoing support to maintain and showcase Aboriginal heritage and culture on the Northern Beaches.

This proposal must be refused for the following reasons:

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

2) Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow 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. In recent years the black swan population from Narrabeen Lagoon has started to thrive and grow in numbers due to improved quality of water and ecosystem through the work many organisations and Northern Beaches Council have done to clean up the Lagoon Catchment area. This development would reverse this work and set back the ecological work that has proven improvements.

3) Loss of Sydney's Green lungs as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts. Furthermore, it is known that this site is home to many birds and wildlife including the glossy black cockatoo that feeds on casuarina trees on and around this site, the regent honeyeater that nests in gum trees and casuarinas and are threatened by land clearing and the southern brown bandicoot that frequent areas of Terry Hills, Narrabeen and Belrose areas.

4) Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor. The Northern Beaches is a tight-knit community with many connections to our Rural Fire Service volunteers and does not want community members put at risk by either an extreme risk of bushfires for their homes or needing to send volunteers to fight fires and protect homes for new developments.

5) Traffic and urban sprawl – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road. Furthermore, with more cars flowing onto Forest Way, speed limits will need to be changed leading to greater congestion to ensure safety for all. This will have a flow-on effect to Mona Vale Rd which has already been identified as a road safety hazard, yet funding to continue urgent upgrade and widening of this road has been paused under the new Government budget. This will also have impacts on Oxford Falls Rd which is frequently closed due to flooding and is not a reliable exit from the proposed development site. There needs to be consistent traffic infrastructure planned and committed action taken to address these issues before significant housing developments can be made on this site.

6) 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. This will create further issues for the already community-approved and agreed-upon development plans that will sustainably support the future of the Northern Beaches.

7) 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 and posing greater risks to endangered biodiversity in the Oxford Falls and Terrey Hills areas.

8) The Metropolitan Aboriginal Land Council does minimal engagement and support for the Aboriginal community groups within the Northern Beaches and has no committed plans to financially support the awareness of Aboriginal heritage on the Northern Beaches and the longevity of cultural practices of Northern Beaches Indigenous community members. If this land is for the benefit of Aboriginal people, there should be plans within this development to significantly support local Aboriginal and Torres Strait Islander community members, organisations and the general education and protection of Aboriginal heritage on the Northern Beaches. Landscaping and artwork should be sourced locally, and there must be a commitment to funding or facilitating programs that support the thriving Aboriginal culture on the Northern Beaches.

Thank you for your consideration.

Sincerely,

[REDACTED]

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 object to the clearing of 71ha of intact bushland in the Northern Beaches for development because It is a terrible idea.

Why is this a bad idea:

1. It sets a present for hundreds of hectares of bush across the Northern Beaches to be changed from "environmental" zoning to residential. PLUS across the Central and South coast. There are developers watching the outcome.
2. There is no infrastructure at the proposed site. No sewerage. Electricity. Paths.Internet. And 1 single lane road in and out for at least 450 homes/ 1500 people to get in and out.
3. It is huge fire risk and will cause massive traffic congestion and people with little public transport try to get in/out
4. Total destruction of native vegetation including threatened species such as PYGMY POSSUMS! Don't kid yourselves animals will sadly die in the clearing along with all the plants. More the 71 ha will be lost after the 100 m assest protection zone is added! (apparently 19 ha will be set aside and ' protected' but there are no legal protections proposed, it will still be zoned residential opening the door to develop it any time)
5. This does not contribute to affordable housing or housing need. Avg cost of each house is estimated \$1.8- \$2.5mil. There is no clear plan in the proposal about affordable homes - unlike other devleopments that council specifys need 10-15% affordable ' in perpetuity'. (just a vague 10-15yrs 'afforable but no details). It does not contribute to NB Council housing commitments.

6. It has been opposed by the Council on multiple occasions and Council is still preparing a case against it if legal action is required.
7. The land is owned by the MLALC - Aboriginal Land Council. It is important that they have self determination and an opportunity to gain funds but there land swap options in sites that have no fire risk, existing roads, sewerage, internet, public transport. There are also compensation options for the developer .
8. We can not and should not clear any more trees! There are many infill development options. If this goes ahead it sets a terrible precedent for all the privately owned vegetation that surround our national parks. It will also have big run off issues adding sentiment to Narrabeen Lagoon.
9. Council, our local and federal MPS are in majority opposed. It isn't just a few 'nimbies'. This is an awful idea that should let have made it this far in planning...but something strange is going on. No one can understand why this proposal has made it this far....I wonder....

Submission Type

I am making a personal submission

Title

Ms

First Name

christine

Family name

carter

☐

Name withheld

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

Email

blondiechi11c@gmail.com

Suburb/ Town

Sydney

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

am opposed to the Lizard Rock development on multiple levels.

It is not in keeping with Oxford Falls, nor is the land zoned for such a development. There should not be different rulings for the MLALC to force through inappropriate developments. Particularly on sacred sites and areas of fragile ecological importance.

Deforestation is not an acceptable choice in this age of environmental awareness. Australia currently holds the highest rate of mammal extinction IN THE WORLD. It is our responsibility to actively work to stop this.

There are many endangered and vulnerable species in the development zone, echidnas, powerful owls, glossy black tailed cockatoos, swamp wallabies, red crown toadlets, swamp wallabies, yellow tailed black cockatoos rosenbergs Goana womgbates, quolls and koalas to name a few, as well as calyi grevillia, dianella berries, Waratah, flannel flowers, Christmas bells, angophra trees (of which the ridegeline ones are part of an indigenous cemetery).

There is a major bush fire risk. There is only one way out and that's a one lane road. The beaches are already in gridlock if there is a crash on Mona Vale Road or the Wakehurst Parkway, The people would have no where to escape to. They would be sitting victims of any fire.

The 1994 bush fires were catastrophic and would have decimated any homes in that area. The topography does not encourage safety from further fires but rather the opposite. The Northern Beaches Council has obtained independent advice that categorised the area s Very High - Extreme Risk.

There is a major concern regarding the waterways and run off into the creek and down to Narrabeen Lagoon, it would contaminate the whole way, killing yet more native wildlife and possibly cause further flooding in Narrabeen, which is already prone to such things...well as affecting marine life in the lagoon.

This development is not required by the Northern Beaches to meet housing requirements, the council have met those without deforestation and using a more environmentally friendly approach. We need the trees. Literally they give us the oxygen to breathe. It has been proven that less trees means higher temperatures.

The local indigenous to the area want the land to be preserved. In fact, the previous CEO of the MLALC was planning to make this site an aboriginal national park.

This land is zoned C3, rural and environmental management zoning. The proposed development does not fit this criteria and it's inappropriate for one land owner to have a different zoning awarded to them.

In closing. I am against this development on grounds of the negative environmental impact, loss of native endangered flora and fauna, destruction of indigenous habitat, cemeteries and sacred sites, extreme bush fire risk and stormwater impacts on Narrabeen lagoon.

I am entirely opposed to deforestation. Particularly unnecessary deforestation which will purely provide a private enterprise with money for their business interests.

This proposal does not benefit the community in any way, shape or form. In fact it does precisely the opposite.

Christine

Submission Type

I am making a personal submission

Title

Mrs

First Name

Nikki

Family name

Mackenzie

☐

Name withheld

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

Email

nikki.m.mackenzie@gmail.com

Suburb/ Town

2093

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I believe the Lizard Rock area should not be developed, for the following reasons

- it is a culturally significant area for aboriginal people and includes invaluable and historically significant art work
- the area is a flood zone with significant issues in any type of heavy rain
- local infrastructure does not support residential development, including Wakehurst Parkway which is in a terrible condition.

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 note with huge dismay/sadness the onward progression of the planning for the proposed Lizard Rock Development in Belrose. We have lived in the area for 11 years and have enjoyed the peaceful, scenic drive down Morgan Road, past Lizard Rock, as a highlight of the wonderful diversity in fauna and flora offered in Australia. We believe it will be a travesty to allow the demolition of this national treasure largely for commercial reasons, so I am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I believe the proposal must be refused for the reasons set out in my attachment.

[REDACTED]
3 Caley Way
Belrose
2085

3rd November 2023

The Planning Panels
Northern Beaches Council
PO Box 82
Manly
NSW
1655
Australia

Dear Planning Team Panel,

Concerns about “Patyegarang”, aka Lizard Rock Development, Belrose

We note with huge dismay/sadness the onward progression of the planning for the proposed Lizard Rock Development in Belrose. We have lived in the area for 11 years and our family and friends have enjoyed the peaceful, scenic drive down Morgan Road, past Lizard Rock, as a highlight of the wonderful diversity in fauna and flora offered in Australia. We believe it will be a travesty to allow the demolition of this national treasure largely for commercial reasons, so I am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or “Lizard Rock” (PP-2022-3802). I believe the proposal must be refused for the following reasons:

1. **The significant loss of high biodiversity habitat.** With around 45 hectares of bushland to be cleared. Several endangered species, both fauna and flora, exist in this area. This whole area has already been identified as an area applicable for a C3 Environmental Management Zone site due to its high environmental value and hazards that impact the site, so it is not suitable for development at all. A threatened plant species, *Tetratheca glandulosa*, has been recorded at several locations within the subject land and another, *Cryptostylis hunteriana*, is also assumed present. Two endangered fauna that occur in the area are the Red-crowned Toadlet and the Eastern Pygmy possum. By eradicating their habitat, the development will significantly reduce, or in cases totally eliminate the presence of endangered and non-endangered animals from the area. This is one of the last remaining breeding grounds for Black Cockatoos.
2. **Cats & Dogs will threaten wildlife.** Once developed, the remaining animals will be further threatened by the introduction of domestic cats and dogs.
3. **Significant risk of bushfire events.** The proposal proposes to build 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 to 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.

4. **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.
5. **Previous Development Applications Blocked.** The area was previously blocked for development after the Planning Assessment Commission reported the area as a sub catchment for Narrabeen Lagoon.
6. **Threat to Aboriginal Heritage Sites.** Aboriginal heritage sites and ancient carvings that are present in the area would likely be subject to vandalism and maltreatment.
7. **Traffic and Access Insufficient.** The proposed slip lanes on Oates Place and Forest Way are on Council Land and not zoned for this purpose - the availability and utility of this has not been adequately demonstrated. Also, insufficient explanations of traffic and transport proposals - 400 plus homes in the middle of the bush, not connected to any services.
8. **Urban sprawl.** The proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
9. **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.
10. **A 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,

[Redacted Signature]

[Redacted Name]

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

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3 Caley Way
Belrose
2085

3rd November 2023

The Planning Panels
Northern Beaches Council
PO Box 82
Manly
NSW
1655
Australia

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1. **The significant loss of high biodiversity habitat.** With around 45 hectares of bushland to be cleared. Several endangered species, both fauna and flora, exist in this area. This whole area has already been identified as an area applicable for a C3 Environmental Management Zone site due to its high environmental value and hazards that impact the site, so it is not suitable for development at all. A threatened plant species, *Tetratheca glandulosa*, has been recorded at several locations within the subject land and another, *Cryptostylis hunteriana*, is also assumed present. Two endangered fauna that occur in the area are the Red-crowned Toadlet and the Eastern Pygmy possum. By eradicating their habitat, the development will significantly reduce, or in cases totally eliminate the presence of endangered and non-endangered animals from the area. This is one of the last remaining breeding grounds for Black Cockatoos.
2. **Cats & Dogs will threaten wildlife.** Once developed, the remaining animals will be further threatened by the introduction of domestic cats and dogs.
3. **Significant risk of bushfire events.** The proposal proposes to build 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 to 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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8. **Urban sprawl.** The proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
9. **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.
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Thank you for your consideration.

Sincerely



Submission Type

I am making a personal submission

Title

Mr

First Name

james

Family name

morath

☐

Name 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_bb2@hotmail.com

Suburb/ Town

2101

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am writing to formally disagree with the development of Patyegarang morgan road development. As someone with close ties to the traditional owners of this region and a close connection to the bushland of this area. I do not agree with the development. It should remain as is. Natural bushland and not be destroyed for a number of houses and to make some people more money. Its disgusting its even considered.

Regards

James Morath

Resident of Elanora heights for 28 years.

Submission Type

I am making a personal submission

Title

Mrs

First Name

nicola

Family name

Andrews

☐

Name withheld

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

Email

picandbaz@optusnet.com.au

Suburb/ Town

2099

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No

☒

I agree to the Privacy statement

submission

I object to the proposal to rezone land along Morgan Road Belrose due to the outrageous amount of high value and good quality natural bushland which will be destroyed. This development will have a significant impact on threatened vegetation communities and animals. the development is inconsistent with planning strategies on so many levels. I am supportive of an aboriginal cultural centre somewhere on the edge in areas already affected by nearby housing but this development is pure destruction of good quality bushland.

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 completely oppose the Patyegarang, Morgan Road Belrose redone. My reasons include loss of fauna and flora habitat, bushfire risk. The loss of biodiversity for future generations including my grandchildren. With climate change at the forefront of our minds how can we allow more destruction and clearing of this bushland.

Please don't allow this to happen.

Thank you

Submission Type

I am making a personal submission

Title

Mrs

First Name

Klytie

Family name

Glozier

☐

Name withheld

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

Email

klytie.sheppard@gmail.com

Suburb/ Town

2101

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No

☒

I agree to the Privacy statement

submission

Definitely do not feel comfortable with the absolute lack of protection of this indigenous site and natural area.

This area should be kept as it is for generations to come and enjoy not over developed like many other parts of Sydney.

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 am opposed to the development plan formerly known as Lizard Rock.

I am opposed on grounds of unnecessary fire hazards being created, Disruption to flora and fauna, and the density of housing proposed with do little infrastructure supporting it - public transport, school access etc.

Submission Type

I am making a personal submission

Title

Mr

First Name

Tom

Family name

Mulhearn

☐

Name withheld

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

Email

mulhearnt@gmail.com

Suburb/ Town

Collaroy NSW

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Rezoning Patyegarang (Lizard Rock) area

Submission against Proposal

This rezoning Proposal should be rejected because:

- ☐ It is rejected by the Northern Beaches Council who will be responsible should the development should the rezoning go ahead;
- ☐ The land slope assessment provided by MLALC is inadequate;
- ☐ The MLALC will not be providing the required infrastructure to support the Proposal;
- ☐ The MLALC will not be providing the required affordable housing;
- ☐ The MLALC has not undertaken a thorough survey of the area covered by the Proposal to identify items of indigenous significance; and,
- ☐ The Proposal does not mitigate the impact of this development on the biodiversity in the subject area native bushland.

Rezoning is local council responsibility. The Northern Beaches Council declined the rezoning proposal. As Northern Beaches Council will be responsible for maintenance and support of this area if rezoned, significant weight should be given to the reasons why council declined the proposal.

The Proposal estimates that the unimproved values of the lots, after rezoning and once the required infrastructure is enabled, will be valued at \$800,000. This is about half the valuation of lots throughout the council area. If the NSW Valuer General were to deliver that valuation, the Northern Beaches Council would receive only half the land rates it requires to support this area. NSW Gov't has a "Rezoning Pathways" program started in 2021.

A state-led rezoning is when the NSW Gov't lead rezoning for large geographic areas or in precincts of state significance.

There are 4 key criteria we use to assess and determine whether and what state rezoning pathway for a proposal is appropriate. We look at:

1. how well the proposal demonstrates public benefits, including through housing supply and alignment with state policies and land-use strategies
2. the proposal's contribution to affordable and social housing outcomes
3. how well impediments to delivery are understood and whether there is a pathway to resolution
4. whether infrastructure is available or funding is committed for critical infrastructure

The proposal would allow the destruction of around 45 football size fields of bushland to build 450 homes surplus to any housing targets. The new homes would be built in precious bushland and residents would face extreme bushfire risk.

I am concerned that the Northern Beaches Council has warned that the planning proposal should be reconsidered in view of significant planning, environmental and hazard issues, including:

1. 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.
2. 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.
3. 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
4. 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.

Northern Beaches Council has repeatedly advised the NSW Department of Planning that the planed proposal by Metropolitan Local Aboriginal Land Council (MLALC) does not demonstrate strategic or site-specific merit and should be rejected.

Impediments to delivery of the Proposal

Inadequate assessment of land slope.

SMEC's report points out that the assessment was inadequate: "The site visit was undertaken on 15 October 2020 by a Senior Geotechnical Engineer and included a walkover survey of the areas by accessing clearly identifiable public land and road reserves. Due to the topography and vegetation cover over the site some areas present restricted access. Therefore identifiable slope features were restricted to those visible from accessible areas... 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 site" A thorough slope assessment should be undertaken prior to considering this Proposal.

Inadequate assessment of infrastructure availability.

Critical infrastructure is not available and no funding is committed to in the Proposal.

The proposal identifies many significant items of infrastructure that are not available. The proposal does commit to providing the required infrastructure but suggests that this will be funded by other parties. The proposal has no guarantee that the required infrastructure will be provided by the applicant.

Inadequate proposal for provision of affordable housing.

The Proposal's commitment to comply with the requirement is for 20 dwellings. Far less than the 10% of development floorspace required. It is well less than half of 10% of the end sale value, which is calculated by MLALC to be \$36m based on 10% of 450 dwellings valued at \$800k each (Improved value before physical dwellings and improvements).

This valuation of \$800k per site is grossly undervalued compared to the NSW Valuer Generals 30/6/2022 valuations of adjacent Belrose land for domestic dwellings. The per site unimproved value should be around \$1.6m which is twice the Proposal's valuation.

Therefore even 10% of the unimproved value of the development should be approximately \$72m.

MLALC proposes to have a third party build 20 dwellings, not 10% of dwellings proposed. The 10% for affordable dwelling should be based on 10% of the whole development's floorspace, which should amount to many more than 45 dwellings.

The Proposal suggests the MLALC will not be building any of the 450 dwellings, but will sell off the land subsequent to: "Improved value as a result of rezoning, includes land clearing, services, delivery of roads & infrastructure, subdivided and ready for construction by others." (MLALC commitment for the Provision of Affordable Housing dated 18th August 2023 to Mr Debnam, Chair of the Sydney North Planning Panel.) How will the appropriate affordable housing (10% of the approved DAs floorplan area) be built if the rezoned land is sold by MLALC lot by lot?

Further, MLALC proposes that it will decide who will be selected to inhabit this affordable housing, and will determine what will happen to these dwellings after 15 years. So MLALC will own this affordable housing and control it's usage. It should be determined by the NSW Government like all affordable housing.

There is also no commitment by the MLALC as to when, or at what stage of the development, it will build this affordable housing.

Indigenous significance.

Ever though the MLALC have had possession of this land for more than 10 years, there has been no comprehensive search for indigenous art or indigenous sites of significance. The Proposal says there are 5 indigenous artifacts but that there could be many more. Surely as the indigenous owners of this land they would have done extensive searches for these as yet unidentified artifacts so that they can be documented and protected from damage from development.

I believe no development should progress until the MLALC has done a thorough search for these indigenous cultural artifacts.

Land Use – Biodiversity and Endangered Species

The proposal to clear this area of nearly all, if not all, its flora is not consistent with the community's expectation to retain native bushland.

There are a number of species of fauna in this area that are endangered. Yet there is no plan to mitigate this destruction of the habitat or put in place a plan to ensure these species are not adversely affected by this development. This is inconsistent with LALCs remit.

Bushfire hazard. The local NSW RFS and SES have raised concerns regarding the risk to life and property in this area.

Community Amenities. There are no provisions for shops, pharmacies, medical centres, dentists, clubs, sporting & play areas and commerce in this proposal.

The lack of these will adversely affect the feeling of wellbeing and community.

Also, the residents in this community will need to drive to other areas to get these facilities, increasing traffic in the wider area.

Conclusion

This Proposal should be rejected.

It inadequately addresses all 4 of the key criteria of NSW "Rezoning Pathways" program. Particularly in relation to:

- ☐ If the development goes ahead, it requires the support of the Northern Beaches Council who is strongly opposed to it;
- ☐ Appropriate analysis of land slope of much of the proposed development;
- ☐ Inconclusive commitment to the provision of the required infrastructure;
- ☐ Insufficient affordable housing;
- ☐ Insufficient support for the community of the proposed area (shops, medical facilities, sporting and play areas, community meeting facilities, public transport, etc)
- ☐ Inadequate identification of items of indigenous significance in the development area; and,
- ☐ Inadequate mitigation plan of the impact of this development on the area's biodiversity and native bushland.

Regards, Tom Mulhearn

Email: mulhearnt@gmail.com

Rezoning Patyegarang (Lizard Rock) area

Submission against Proposal

This rezoning Proposal should be rejected because:

- It is rejected by the Northern Beaches Council who will be responsible should the development should the rezoning go ahead;
- The land slope assessment provided by MLALC is inadequate;
- The MLALC will not be providing the required infrastructure to support the Proposal;
- The MLALC will not be providing the required affordable housing;
- The MLALC has not undertaken a thorough survey of the area covered by the Proposal to identify items of indigenous significance; and,
- The Proposal does not mitigate the impact of this development on the biodiversity in the subject area native bushland.

Rezoning is local council responsibility. [The Northern Beaches Council declined the rezoning proposal](#). As Northern Beaches Council will be responsible for maintenance and support of this area if rezoned, significant weight should be given to the reasons why council declined the proposal.

The Proposal estimates that the unimproved values of the lots, after rezoning and once the required infrastructure is enabled, will be valued at \$800,000. This is about half the valuation of lots throughout the council area. If the NSW Valuer General were to deliver that valuation, **the Northern Beaches Council would receive only half the land rates it requires to support this area.**

NSW Gov't has a ["Rezoning Pathways" program](#) started in 2021.

A [state-led rezoning](#) is when the NSW Gov't lead rezoning for large geographic areas or in precincts of state significance.

There are 4 key criteria we use to assess and determine whether and what state rezoning pathway for a proposal is appropriate. We look at:

1. how well the proposal demonstrates public benefits, including through housing supply and alignment with state policies and land-use strategies
2. the proposal's contribution to affordable and social housing outcomes
3. how well impediments to delivery are understood and whether there is a pathway to resolution
4. whether infrastructure is available or funding is committed for critical infrastructure

The proposal would allow the destruction of around 45 football size fields of bushland to build 450 homes surplus to any housing targets. The new homes would be built in precious bushland and residents would face extreme bushfire risk.

I am concerned that the Northern Beaches Council has warned that the planning proposal should be reconsidered in view of significant planning, environmental and hazard issues, including:

1. 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.
2. 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.

3. 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
4. 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.

Northern Beaches Council has repeatedly advised the NSW Department of Planning that the planed proposal by Metropolitan Local Aboriginal Land Council (MLALC) does not demonstrate strategic or site-specific merit and should be rejected.

Impediments to delivery of the Proposal

Inadequate assessment of land slope.

SMEC's report points out that the assessment was inadequate: "The site visit was undertaken on 15 October 2020 by a Senior Geotechnical Engineer and included a walkover survey of the areas by accessing **clearly identifiable public land and road reserves**. Due to the topography and vegetation cover over the site some areas present **restricted access**. **Therefore identifiable slope features were restricted to those visible from accessible areas...** 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 site" A thorough slope assessment should be undertaken prior to considering this Proposal.

Inadequate assessment of infrastructure availability.

Critical infrastructure is not available and no funding is committed to in the Proposal.

The proposal identifies many significant items of infrastructure that are not available. The proposal does commit to providing the required infrastructure but suggests that this will be funded by other parties. The proposal has no guarantee that the required infrastructure will be provided by the applicant.

Inadequate proposal for provision of affordable housing.

The Proposal's commitment to comply with the requirement is for 20 dwellings. Far less than the 10% of development floorspace required. It is well less than half of 10% of the end sale value, which is calculated by MLALC to be \$36m based on 10% of 450 dwellings valued at \$800k each (Improved value before physical dwellings and improvements).

This valuation of \$800k per site is grossly undervalued compared to the NSW Valuer Generals 30/6/2022 valuations of adjacent Belrose land for domestic dwellings. The per site unimproved value should be around \$1.6m which is twice the Proposal's valuation.

Therefore even 10% of the unimproved value of the development should be approximately \$72m.

MLALC proposes to have a third party build 20 dwellings, not 10% of dwellings proposed. The 10% for affordable dwelling should be based on 10% of the whole development's floorspace, which should amount to many more than 45 dwellings.

The Proposal suggests the MLALC will not be building any of the 450 dwellings, but will sell off the land subsequent to: "Improved value as a result of rezoning, includes land clearing, services, delivery of roads & infrastructure, subdivided and ready for construction by others." (MLALC commitment for the Provision of Affordable Housing dated 18th August 2023 to Mr Debnam, Chair of the Sydney North Planning Panel.) How will the appropriate affordable housing (10% of the approved DAs floorplan area) be built if the rezoned land is sold by MLALC lot by lot?

Further, MLALC proposes that it will decide who will be selected to inhabit this affordable housing, and will determine what will happen to these dwellings after 15 years. So MLALC will own this affordable housing and control it's usage. It should be determined by the NSW Government like all affordable housing.

There is also no commitment by the MLALC as to when, or at what stage of the development, it will build this affordable housing.

Indigenous significance.

Even though the MLALC have had possession of this land for more than 10 years, there has been no comprehensive search for indigenous art or indigenous sites of significance. The Proposal says there are 5 indigenous artifacts but that there could be many more. Surely as the indigenous owners of this land they would have done extensive searches for these as yet unidentified artifacts so that they can be documented and protected from damage from development.

I believe no development should progress until the MLALC has done a thorough search for these indigenous cultural artifacts.

Land Use – Biodiversity and Endangered Species

The proposal to clear this area of nearly all, if not all, its flora is not consistent with the community's expectation to retain native bushland.

There are a number of species of fauna in this area that are endangered. Yet there is no plan to mitigate this destruction of the habitat or put in place a plan to ensure these species are not adversely affected by this development. This is inconsistent with LALCs remit.

Bushfire hazard. The local NSW RFS and SES have raised concerns regarding the risk to life and property in this area.

Community Amenities. There are no provisions for shops, pharmacies, medical centres, dentists, clubs, sporting & play areas and commerce in this proposal.

The lack of these will adversely affect the feeling of wellbeing and community.

Also, the residents in this community will need to drive to other areas to get these facilities, increasing traffic in the wider area.

Conclusion

This Proposal should be rejected.

It inadequately addresses all 4 of the key criteria of NSW "Rezoning Pathways" program. Particularly in relation to:

- If the development goes ahead, it requires the support of the Northern Beaches Council who is strongly opposed to it;
- Appropriate analysis of land slope of much of the proposed development;
- Inconclusive commitment to the provision of the required infrastructure;
- Insufficient affordable housing;
- Insufficient support for the community of the proposed area (shops, medical facilities, sporting and play areas, community meeting facilities, public transport, etc)
- Inadequate identification of items of indigenous significance in the development area; and,
- Inadequate mitigation plan of the impact of this development on the area's biodiversity and native bushland.

Regards, Tom Mulhearn

Email: mulhearnt@gmail.com

Submission Type

I am making a personal submission

Title

Mr

First Name

Andrew

Family name

Mcmaster

☐

Name withheld

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

Email

amcmaster5@hotmail.com

Suburb/ Town

Beacon hill

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object based on loss of habitat for flora and fauna and the possible impacts on the narrabeen lagoon catchment

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

Dee Why

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to the Lizard Rock proposal to rezone the surrounding bushland to develop 450 dwellings. This bushland is irreplaceable and its destruction would result in a significant loss of habitat for flora and fauna. It would also add to urban sprawl and create further traffic congestion. Please do not destroy this rich area with its high biodiversity levels for commercial reasons.

Submission Type

I am making a personal submission

Title

Mr

First Name

Daniel

Family name

Galda

☐

Name withheld

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

Email

danielgalda@hotmail.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 an electorate of Wakehurst and I oppose the Patyegarang Planning Proposal PP-2022-3902 because of the impacts it will have on the community and the environment.

By clearing an area equivalent to 45 football fields of bushland for up to 450 homes is excessive. Clearing this land will impact the local fauna and flora including loss of habitat for iconic flora and fauna such as the swamp wallabies. This will use loss of biodiversity for future generations. This will also impact on the Narrabeen Lagoon Catchment as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll 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.

We already have flooding issues along the Wakehurst Parkway. This would increase the flooding potential within that area.

Another issue is the lack of sufficient infrastructure such as hospitals, schools, transport and road infrastructure. We will create problems with traffic congestions and 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 to traffic in these areas. Placing homes and people in a high bushfire risk area is dangerous and puts pressure on the emergency services and the police force.

I also feel it would destroy part of our Indigenous culture. It is an area that has great aboriginal significance with a Kangaroo Rock carving. Rather than destroy this area, we should be preserving this area for future generations.

The rezoning is inconsistent with strategic planning goals and is opposed by Northern Beaches Council.

I strongly oppose this planning proposal and feel that it would be detrimental to the local community and the local environment.

Submission Type

I am making a personal submission

Title

Miss

First Name

Kylie

Family name

Bull

☐

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

Email

kylie.bull@gmail.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

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Submission Type

I am making a personal submission

Title

Mr

First Name

Ron

Family name

Bull

☐

Name withheld

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

Email

ronbull@bigpond.com

Suburb/ Town

Frenchs Forest

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

Mrs

First Name

Shann

Family name

Bull

☐

Name withheld

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

Email

shannibull33@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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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

Please stop the destruction of our environment. Stop developnent

Submission Type

I am making a personal submission

Title

Mr

First Name

Matthew

Family name

Bull

☐

Name withheld

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

Email

Bullverine@hotmail.com

Suburb/ Town

Elanora Heights

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

Artarmon

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am against the Patyegarang Planning Proposal.

The bushland on which these 450 dwellings are proposed for construction is vital to maintaining quality of life for residents in the immediate and extended local areas, and must be preserved.

It offers a barrier from the chaos of overdeveloped suburbs in the form factor of a green lung, cleaning and oxygenating our city's air. The bush provides a home already to the many flora and fauna we pride our city in housing. And it offers a recreational space for numerous members of our community, in a way we find is disappearing alarmingly fast!

Our native green spaces are sacred to a great many people for countless reasons, both practical and sentimental. The consideration of furthering overdevelopment despite our community's cries makes abundantly clear that our governing bodies do not always have our best interests at heart, nor clearly mind.

If approved, these 450 properties will in time become a gateway to further development and destruction. Our road networks will be forced to expand to accommodate the influx of residents, and in the meantime our already-failing arterial networks will suffer.

This development proposal must be ceased. SAVE LIZARD ROCK and the surrounding area. Or else development will kill the last corner of a true green Sydney.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Monique

Family name

Bull

☐

Name withheld

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

Email

Moniqueboland@hotmail.com

Suburb/ Town

Elanora Heights

I have made a reportable political donation

☒

I agree to the Privacy statement

submission

I am a resident in this area and I oppose the Patyegarang Planning Proposal PP-2022-3902 because of the impacts it will have on the community and the environment.

By clearing an area equivalent to 45 football fields of bushland for up to 450 homes is excessive. Clearing this land will impact the local fauna and flora including loss of habitat for iconic flora and fauna such as the swamp wallabies. This will use loss of biodiversity for future generations. This will also impact on the Narrabeen Lagoon Catchment as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll 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.

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I also feel it would destroy part of our Indigenous culture. It is an area that has great aboriginal significance with a Kangaroo Rock carving. Rather than destroy this area, we should be preserving this area for future generations.

The rezoning is inconsistent with strategic planning goals and is opposed by Northern Beaches Council.

I strongly oppose this planning proposal and feel that it would be detrimental to the local community and the local environment.

Submission Type

I am making a personal submission

Title

Mr

First Name

Peter

Family name

Gage

☐

Name withheld

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

Email

pgage@optusnet.com.au

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly oppose this development on the grounds that the area already has too few thoroughfares and lack of alternative routes when an incident occurs. Oxford Falls regularly floods. Forestway and Belrose shopping centres can only just cope with parking now. This development would be just the start to excuse more land releases and loss of the Garigal impacting the natural wildlife and fauna.

Submission Type

I am making a personal submission

Title

Mr

First Name

Vincent

Family name

Wuenstel

☐

Name withheld

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

Email

vincent.wuenstel@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

We note with huge dismay/sadness the onward progression of the planning for the proposed Lizard Rock Development in Belrose. We have lived in the area for 11 years and have enjoyed the peaceful, scenic drive down Morgan Road, past Lizard Rock, as a highlight of the wonderful diversity in fauna and flora offered in Australia. We believe it will be a travesty to allow the demolition of this national treasure largely for commercial reasons, so I am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I believe the proposal must be refused for the reasons set out in my attachment.

Vincent Wuenstel
3 Caley Way
Belrose
2085

3rd November 2023

The Planning Panels
Northern Beaches Council
PO Box 82
Manly
NSW
1655
Australia

Dear Planning Team Panel,

Concerns about “Patyegarang”, aka Lizard Rock Development, Belrose

We note with huge dismay/sadness the onward progression of the planning for the proposed Lizard Rock Development in Belrose. We have lived in the area for 11 years and our family and friends have enjoyed the peaceful, scenic drive down Morgan Road, past Lizard Rock, as a highlight of the wonderful diversity in fauna and flora offered in Australia. We believe it will be a travesty to allow the demolition of this national treasure largely for commercial reasons, so I am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or “Lizard Rock” (PP-2022-3802). I believe the proposal must be refused for the following reasons:

1. **The significant loss of high biodiversity habitat.** With around 45 hectares of bushland to be cleared. Several endangered species, both fauna and flora, exist in this area. This whole area has already been identified as an area applicable for a C3 Environmental Management Zone site due to its high environmental value and hazards that impact the site, so it is not suitable for development at all. A threatened plant species, *Tetratheca glandulosa*, has been recorded at several locations within the subject land and another, *Cryptostylis hunteriana*, is also assumed present. Two endangered fauna that occur in the area are the Red-crowned Toadlet and the Eastern Pygmy possum. By eradicating their habitat, the development will significantly reduce, or in cases totally eliminate the presence of endangered and non-endangered animals from the area. This is one of the last remaining breeding grounds for Black Cockatoos.
2. **Cats & Dogs will threaten wildlife.** Once developed, the remaining animals will be further threatened by the introduction of domestic cats and dogs.
3. **Significant risk of bushfire events.** The proposal proposes to build 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 to 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.

4. **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.
5. **Previous Development Applications Blocked.** The area was previously blocked for development after the Planning Assessment Commission reported the area as a sub catchment for Narrabeen Lagoon.
6. **Threat to Aboriginal Heritage Sites.** Aboriginal heritage sites and ancient carvings that are present in the area would likely be subject to vandalism and maltreatment.
7. **Traffic and Access Insufficient.** The proposed slip lanes on Oates Place and Forest Way are on Council Land and not zoned for this purpose - the availability and utility of this has not been adequately demonstrated. Also, insufficient explanations of traffic and transport proposals - 400 plus homes in the middle of the bush, not connected to any services.
8. **Urban sprawl.** The proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
9. **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.
10. **A 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,



Vincent Wuenstel

vincent.wuenstel@gmail.com

Submission Type

I am making a personal submission

Title**First Name**

Michele

Family name

Nicholas

☐

Name withheld

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

Email

michelen2108@gmail.com

Suburb/ Town

St Ives

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

This development should NOT go ahead due to-

Loss of habitat of endangered species and loss of breeding ground for swamp wallabies

Degradation of the land leading to toxic run-off into catchment area and thence Narrabeen Lagoon

Loss of wildlife corridors leading to lack of genetic diversity in endangered species

Loss of culturally significant locations for local indigenous people

Lack of safe egress and exit points in bushfire prone environment

Loss of amenity to local residents

Overburden of unsuitable housing in local area

Insufficient infrastructure for development

Submission Type

I am making a personal submission

Title

Miss

First Name

Rachel

Family name

Engelander

☐

Name withheld

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

Email

rachel.engelander18@gmail.com

Suburb/ Town

2085

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Please stop ruining one of the only beautiful things we have to offer. Our bushland. The reason the northern beaches is so desired is because of the beautiful nature we are sounded by. We have done enough already. Just stop destroying

Submission Type

I am making a personal submission

Title

Mrs

First Name

Ruby

Family name

James

☐

Name withheld

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

Email

rubyjames@optusnet.com.au

Suburb/ Town

DAVIDSON

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the proposal to build 450 houses in the vicinity of Lizard Rock. The Belrose area has been vastly developed in recent years. Subdivisions, rentals etc have our roads dangerously busy with much more traffic than the roads are built for. This will impact the character of the area, destroying habit of the native animals, birds and plants. It is simply over development without consideration for the quality of life it will destroy.

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

Terrey Hills

I have made a reportable political donation

No



I agree to the Privacy statement

submission

REGARDING MORGAN ROAD ~ PRISTINE LAND, BUSHFIRE AND ACCIDENT PRONE, VERY NARROW ROAD, FLOODS AND USED FREQUENTLY BY BIKE RIDERS AND WE USE IT AS A "SCENIC DRIVE"

Submission Type

I am making a personal submission

Title

Ms

First Name

Jan

Family name

Armstrong

☐

Name withheld

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

Email

jlarmstrong64@hotmail.com

Suburb/ Town

Balgowlah

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

This area is important nature. Removing any native land for housing in this area is unconscionable as it will never end. More and more proposals will be approved . More and more nature and herutage will be removed. 'Profits' and 'job opportunities' are no compensation for forever loss to developers.

Submission Type

I am making a personal submission

Title

Ms

First Name

Sue

Family name

Martin

☐

Name withheld

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

Email

sumartin2107@gmail.com

Suburb/ Town

Clareville

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Sue Martin OAM
19 Hudson Parade
Clareville 2107
Sumartin2107@gmail.com
5 November 2023

NSW Department of Planning
Planning proposal
Patyegarang, Morgan Road, Belrose

I oppose the Patyegarang Planning Proposal for a number of reasons and urge you to reject it.

This proposal is not supported by bloodline custodians of this land, by the local community or by Northern Beaches Council.

The building of 450 residential properties at Lizard Rock in Belrose will see the destruction of nearly 50 hectares of native bushland.

The Planning Proposal does not comply with Northern Beaches Council's Local Strategic Planning Statement and Local Housing Strategy. This Document was carefully developed to ensure a balance between the built environment and the natural environment.

The area is exposed to high risk of bush fire. The recent catastrophic bush fires in areas of NSW are proof that future and ongoing risks to life and property in the areas such as this are inevitable.

The destruction of the habitat of various threatened species of flora and fauna and threatened ecological communities is unacceptable. Australia is already infamous for the high number of

species of fauna and flora that have become extinct through inaction or inappropriate development.

We must protect, not degrade or destroy, the local watercourses, wetlands, water dependant ecosystems and associated biodiversity. This area has important links to local and downstream waterways, including Narrabeen Lagoon.

This proposal will reduce the buffer between urban growth and Aboriginal sites. It will increase the risk to these important sites of damage from visitation, graffiti and vandalism.

This most inappropriate and insensitive proposal must be refused.

Yours faithfully

Sue Martin

Sue Martin OAM
19 Hudson Parade
Clareville 2107
Sumartin2107@gmail.com
5 November 2023

NSW Department of Planning
Planning proposal
Patyegarang, Morgan Road, Belrose

I oppose the Patyegarang Planning Proposal for a number of reasons and urge you to reject it.

This proposal is not supported by bloodline custodians of this land, by the local community or by Northern Beaches Council.

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This proposal will reduce the buffer between urban growth and Aboriginal sites. It will increase the risk to these important sites of damage from visitation, graffiti and vandalism.

This most inappropriate and insensitive proposal must be refused.

Yours faithfully

Sue Martin OAM

Submission Type

I am making a personal submission

Title

Mr

First Name

Geoffrey

Family name

Clark

☐

Name withheld

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

Email

clarky354@gmail.com

Suburb/ Town

Curl Curl

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly object to this planning application due to the high risk of fire danger if this area is developed with housing.
As much as I dont like to say it, if housing for first nations people is built, it will become a slum

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

Elanora Heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

As a resident of the Northern Beaches, I am writing to oppose the proposed rezoning of land at Patyegarang (Lizard Rock), Morgan Road, Belrose (PP-2022-3802).

This proposal must be refused for the following reasons:

Loss of habitat for iconic species of flora and fauna such as the swamp wallaby and many threatened species including the eastern pygmy possum, heath monitor and giant burrowing frog. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. It has high biodiversity value and is irreplaceable.

Impacts on local creeks and Narrabeen Lagoon as polluted stormwater and silt from the development will flow down-hill, with less bushland to filter the water before it enters the lagoon. This will affect marine plants and marine animals in the creeks and 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.

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.

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

Elanora Heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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This proposal must be refused for the following reasons:

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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

Belrose

I have made a reportable political donation


No



I agree to the Privacy statement

submission

We note with huge dismay/sadness the onward progression of the planning for the proposed Lizard Rock Development in Belrose. We have lived in the area for 11 years and have enjoyed the peaceful, scenic drive down Morgan Road, past Lizard Rock, as a highlight of the wonderful diversity in fauna and flora offered in Australia. We believe it will be a travesty to allow the demolition of this national treasure largely for commercial reasons, so I am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I believe the proposal must be refused for the reasons set out in my attachment.


3 Caley Way
Belrose
2085

3rd November 2023

The Planning Panels
Northern Beaches Council
PO Box 82
Manly
NSW
1655
Australia

Dear Planning Team Panel,

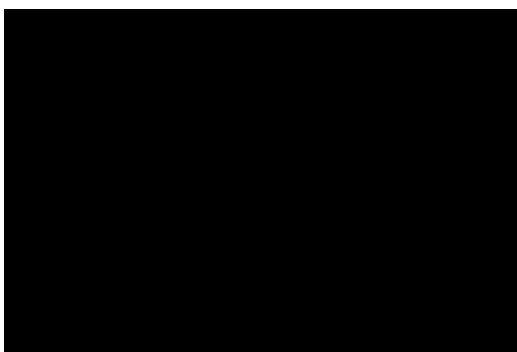
Concerns about “Patyegarang”, aka Lizard Rock Development, Belrose

We note with huge dismay/sadness the onward progression of the planning for the proposed Lizard Rock Development in Belrose. We have lived in the area for 11 years and our family and friends have enjoyed the peaceful, scenic drive down Morgan Road, past Lizard Rock, as a highlight of the wonderful diversity in fauna and flora offered in Australia. We believe it will be a travesty to allow the demolition of this national treasure largely for commercial reasons, so I am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or “Lizard Rock” (PP-2022-3802). I believe the proposal must be refused for the following reasons:

1. **The significant loss of high biodiversity habitat.** With around 45 hectares of bushland to be cleared. Several endangered species, both fauna and flora, exist in this area. This whole area has already been identified as an area applicable for a C3 Environmental Management Zone site due to its high environmental value and hazards that impact the site, so it is not suitable for development at all. A threatened plant species, *Tetratheca glandulosa*, has been recorded at several locations within the subject land and another, *Cryptostylis hunteriana*, is also assumed present. Two endangered fauna that occur in the area are the Red-crowned Toadlet and the Eastern Pygmy possum. By eradicating their habitat, the development will significantly reduce, or in cases totally eliminate the presence of endangered and non-endangered animals from the area. This is one of the last remaining breeding grounds for Black Cockatoos.
2. **Cats & Dogs will threaten wildlife.** Once developed, the remaining animals will be further threatened by the introduction of domestic cats and dogs.
3. **Significant risk of bushfire events.** The proposal proposes to build 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 to 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.

4. **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.
5. **Previous Development Applications Blocked.** The area was previously blocked for development after the Planning Assessment Commission reported the area as a sub catchment for Narrabeen Lagoon.
6. **Threat to Aboriginal Heritage Sites.** Aboriginal heritage sites and ancient carvings that are present in the area would likely be subject to vandalism and maltreatment.
7. **Traffic and Access Insufficient.** The proposed slip lanes on Oates Place and Forest Way are on Council Land and not zoned for this purpose - the availability and utility of this has not been adequately demonstrated. Also, insufficient explanations of traffic and transport proposals - 400 plus homes in the middle of the bush, not connected to any services.
8. **Urban sprawl.** The proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
9. **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.
10. **A 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

Ms

First Name

Joyce

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

joycecollins110@gmail.com

Suburb/ Town

North Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly object to this planning proposal due to the loss of habitat for flora and fauna. The impact of this development will be a devastating loss of the natural habitat for our native wildlife, who are already struggling to survive. My daily commute on the Wakehurst Parkway is a testament to the many animals who lose their lives every day, and we cannot afford to take more habitat from them.

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

Dear Sir/Madam,

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

1. Clearing 45 football fields of bushland for up to 450 homes is excessive;
2. Placing homes and people in a high bushfire risk area is dangerous;
3. The area lacks sufficient infrastructure;
4. The loss of critical fauna and flora habitat; and
5. The rezoning is inconsistent with strategic planning goals and is opposed by Northern Beaches Council.

I respect the Aboriginal lands, and strongly believe the beauty and heritage of this site should be preserved for all current and future generations to appreciate and enjoy.

The local community significantly benefits from the local bushland, with bike riding and walking great activities to improve health and wellbeing. Personally our family enjoy the local bushwalks, seeing the native wildlife (wallabies, brush turkeys, frogs, lizards) and natural flora. We live in this area because of our proximity to the bush and it would be devastating to see this landscape change.

Respectfully I ask that this planning proposal is rejected.

02/09/2024, 13:05

Online Public Submission SUB-6183

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Submission Type

I am making a personal submission

Title

Mr

First Name

Robert

Family name

Burroughs

☐

Name withheld

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

Email

robburroughs@bigpond.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to Lizard Rock development- traffic congestion and urban sprawl

Submission Type

I am making a personal submission

Title

Mr

First Name

Robert

Family name

Burroughs

☐

Name withheld

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

Email

robburroughs@bigpond.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to Lizard Rock development- traffic congestion and urban sprawl

Submission Type

I am making a personal submission

Title

Mr

First Name

Robert

Family name

Burroughs

☐

Name withheld

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

Email

robburroughs@bigpond.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to Lizard Rock development- traffic congestion and urban sprawl

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

Dear Sir/Madam,

I am a local resident from Davidson and I oppose the Patyegarang Planning Proposal PP-2022-3802 because:

1. Clearing 45 football fields of bushland for up to 450 homes is excessive;
2. Placing homes and people in a high bushfire risk area is dangerous;
3. The area lacks sufficient infrastructure;
4. The loss of critical fauna and flora habitat; and
5. The rezoning is inconsistent with strategic planning goals and is opposed by Northern Beaches Council.

My daughters have had many happy memories riding their horses through this bushland and have appreciated the beauty and heritage of this site. My family hold the strong view that this area should be preserved for all current and future generations to appreciate and enjoy and to safeguard the welfare of all animals that call this local area home.

Respectfully I ask that this planning proposal is rejected.

Yours sincerely,

[REDACTED]

Submission Type

I am making a personal submission

Title

Mrs

First Name

Vanessa

Family name

White

☐

Name withheld

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

Email

vnw@live.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the Patyegarang Planning Proposal because of the impact on traffic congestion particularly along Forest Way. Also because of the loss of habitat for flora and fauna as well as the carbon impact of clearing the bushland. We live in Belrose so will be closely impacted by this proposal.

Submission Type

I am making a personal submission

Title

Mr

First Name

Russell

Family name

Parker

☐

Name withheld

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

Email

russell.parker@live.com.au

Suburb/ Town

Newport

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against this planning proposal because of the loss of habitat for our flora and fauna. One of the best features of the area is the amount of untouched bushland. Let's keep it that way.

Submission Type

I am submitting on behalf of my organisation

Title

Mr

First Name

James

Family name

Bruen

☐

Name withheld

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

Email

jamestlbruen@icooud.com

Suburb/ Town

Narrabeen

I have made a reportable political donation

Yes

☒

I agree to the Privacy statement

submission

Keep lizards rock

Submission Type

I am submitting on behalf of my organisation

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

Yes



I agree to the Privacy statement

submission

Keep lizards 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

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 Plannning Proposal pp-2022-3802 because:

- * clearing 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; and
- * 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

Kris

Family name

Benic

☐

Name withheld

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

Email

krisbenic@hotmail.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object & oppose this development proposal for several reasons:

The proposed area is in a high risk bushfire zone

Loss of habit for flora & fauna along with the loss of biodiversity for future generations

Increased traffic congestion in the area along with inadequate public transport infrastructure to support an increased population

Carbon impact of clearing bushland and the potential for increased flooding

Regards,

Kris

Submission Type

I am making a personal submission

Title**First Name**

James

Family name

Pasfield

☐

Name 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.pasfield@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I'd like to protest the destruction of pristine bushland and fauna at Lizard Rock Belrose to make way for the proposed residential development. While I appreciate that funds need to be raised by the Aboriginal Land Council for necessary programs for our indigenous brothers and sisters, surely funds can be raised through other means and methods than decimating a unique and special parcel of virgin bushland.

Please stop this development 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

Dee Why

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I strongly oppose this due to the destruction of natural bushland

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

I object against the proposal as there would be a huge loss of habitat for flora and fauna. There is a huge busefire risk for that area and lack of infrastructure. Traffic congestion is already bad and would increase dramatically with at least 2 cars to every household. It is sad there will be such a loss of biodiversity for our future generations. It could trigger more global development and increase the affects on the global climate due to loss of wildlife. It is sad anyone would consider ruining an area like this.

I completely reject the proposal!

Submission Type

I am making a personal submission

Title

Mr

First Name

Mark

Family name

Kerr

☐

Name withheld

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

Email

markkerr@optusnet.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to and oppose the proposed development at Lizard Rock, now known as the Patyegarang Planning Proposal.

The reasons for my objection are due to

1. The destruction of native bush land which will result in loss of habitat for fauna and flora.
2. Traffic congestion and urban creep in an area which is already suffering from lack of infrastructure and the inability of current road network to handle the proposed additional residents.
3. The need to balance the diversity of land usage for future generations.

I would strongly urge the council to reject this proposal.

Submission Type

I am making a personal submission

Title

Mr

First Name

Brett

Family name

Griffiths

☐

Name withheld

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

Email

alissa72@optusnet.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I hereby formally object to the Lizard Rock proposal on a number of grounds:

1. Environmental impact; this area is one of the remaining parcels of land that is preserved for the natural ecosystem. It will represent a further unwarranted declines in animal habitats.
2. Density and access; the proposal will bring about significant increases in Traffic and people movement that is unplanned for and will further impact upon congestion in the area.
3. Safety; Peoples movements will be compromised in the event of natural disasters and emergencies.

The proposed development in this area of land is unnecessary and with many other tracts of land available that will not result in such widespread irreversible impacts.

Thank you.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Alissa

Family name

Griffiths

☐

Name withheld

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

Email

alissabeil@hotmail.com

Suburb/ Town

Belrosre

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

1. Density and access; the proposal will bring about significant increases I. Traffic and people movement that is unplanned for and will further impact upon congestion in the area.

2. Safety; Peoples movements will be compromised in the event of natural disasters and emergencies.

The proposed development in this area of land is unnecessary and with many other tracts of land available that will not result in such widespread irreversible impacts.

I hereby formally object to the Lizard Rock proposal on the following basis:

3. Environmental impact; this area is one of the remaining parcels of land that is preserved for the natural ecosystem. It will represent a further unwarranted declines in animal habitats.

Regards

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

Scotland Island

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Do not allow any development in this area. It is important wildlife habitat and of cultural importance to our first nation's people.

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

Do not want this to proceed as there are insufficient recourses to accommodate this development. I do not wish to see this local feature lost for ever.

Submission Type

I am making a personal submission

Title

Mr

First Name

Ben

Family name

Ringrose

☐

Name 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.d.ringrose@gmail.com

Suburb/ Town

Killara

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object the proposal for the following reasons:

- loss of habitat, flora and fauna
- Bushfire risk
- Traffic congestion and urban sprawl
- Loss of biodiversity for future generations
- Increased flooding potential
- Carbon impact of clearing bushland
- Trigger more development

Submission Type

I am making a personal submission

Title

Mr

First Name

Richard

Family name

Pinson

☐

Name 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@redclawseafoods.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object for the following reasons:

Loss of flora and fauna

Bushfire risk

Traffic congestion

Loss of biodiversity for future generations

Increased flooding potential

Carbon impact of clearing bushland

Submission Type

I am making a personal submission

Title

Mrs

First Name

Thuy

Family name

Pinson

☐

Name withheld

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

Email

thuy@redclawseafoods.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object due to bushfire risk and increased flooding potential

Submission Type

I am making a personal submission

Title

Mr

First Name

Ryan

Family name

Roff

☐ Name withheld

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

Email

ryan_roff@hotmail.com

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:

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

Sincerely,

Name: Ryan roff

Signed: RR

Email: ryan_roff@hotmail.com

Submission Type

I am making a personal submission

Title

Mr

First Name

Oliver

Family name

Pinson

☐

Name withheld

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

Email

tom.and.oliver@hotmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object due to traffic congestion and increased flood potential

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 due to loss of flora and fauna and increased traffic congestion

Submission Type

I am making a personal submission

Title**First Name**

Kim

Family name

Truszewski

☐

Name withheld

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

Email

kim.truszewski@gmail.com

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 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 a high risk bushfire area is dangerous;
- the area lacks sufficient infrastructure;
- the loss of fauna and flora is unacceptable ;
- 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

Allambie Heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I would like to save lizard rock as do my whole family and friends which is around 10 people!! This is an important to preserve our natural environment and inappropriate to be developed any circumstances.

Submission Type

I am making a personal submission

Title

Mr

First Name

Simon

Family name

Harrison

☐

Name withheld

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

Email

sarrison@hotmail.com

Suburb/ Town

North Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

Kind regards,
Simon Harrison

Submission Type

I am making a personal submission

Title

Ms

First Name

Skye

Family name

Blair

☐

Name withheld

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

Email

skye.blair09@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose lizard rock development as it will destroy the character of Morgan road and loss of habitat. xx Skye

Submission Type

I am making a personal submission

Title

Mr

First Name

Allan

Family name

Blair

☐

Name withheld

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

Email

allan.blair@outlook.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose lizard rock development as it would cause traffic congestion and urban sprawl

Submission Type

I am making a personal submission

Title

Ms

First Name

Margaret

Family name

Corr

☐

Name withheld

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

Email

margaretcorr@hotmail.com

Suburb/ Town

Forestville

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to this development on the grounds of the VAST destruction of natural habitat for numerous species of Flora and Fauna.

It appears that the objections to the development from the community are being ignored and that the impacts on the natural environment as well as implications for traffic and infrastructure issues are being totally overlooked in favour of the PROFIT FOR A FEW approach.

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

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I oppose the patyegarang planning proposal. For the reasons of;

The poor and unsafe evacuation routes in the case of a bushfire or flood emergency

Bushfire risk

Increased traffic with poor/inadequate infrastructure to cope with the demands especially if the parkway is closed.

Loss of biodiversity and habitat for critical flora and fauna.

The negative impact on the narrabeen lagoon catchments

It is important to save 'green lungs' and biodiversity for future generations to enjoy.

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 Patyegarang Planning Proposal.

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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· 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

Michael

Family name

Salmon-McGuinness

☐

Name withheld

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

Email

mikeysalmonmcg@gmail.com

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.

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

Ms

First Name

Frances

Family name

Salmon

☐

Name withheld

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

Email

fransalmon22@gmail.com

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.

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.