

HISTORICAL DEVELOPMENT CONSENTS IN NSW

Organisation: Gunnedah Shire Council

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Gunnedah Shire Council has experience with 'Zombie Developments' where historic development approvals have been granted and works are yet to be completed in full or where Construction Certificates were not issued in full. This has resulted in either developments not completing in full the required works included within their Statement of Environmental Effects or Environmental Impact Statement or approvals being held for far in excess of the expected 5 year life span of a development application.

This creates issues with strategic planning, fully considering the cumulative impact of developments where valid consents are in place or developments not meeting Council's controls over development outcomes where particular parts of the works are not completed.

The biggest implications of these development reoccurring is that these developments do not have the same level of environmental consideration as development applications which are assessed against the current legislation and that these developments may be contrary to the planning outcomes that can be current in the development area if planning, environmental or service requirements have changed in the years since the original approval. Current planning requirements are much more thorough than what they were many years ago.