

**Submission  
No 28**

## **HISTORICAL DEVELOPMENT CONSENTS IN NSW**

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I welcome this inquiry into zombie developments as they are causing much damage to our environment along the NSW South Coast as elsewhere. Developments in construction due to the use of a historical DA in our area have not been held to the same standards and practices as more recent DAs. Our Councils cannot afford to fight zombie DAs through the Land and Environment Court with little chance of success due to the preexisting DA.

Historical DAs should be required to follow new regulations, guidelines and practices particularly in relation to environmental protection. Higher flood levels due to climate change, for example, must be considered also in relation to historical DAs as the costs will be down the line passed on to new homeowners and ratepayers. The environmental context has changed also in relation to more threatened species and loss of habitat trees due to bushfires. All DAs, including historical, must reflect the new environment we are, and will be, living in.