

## **HISTORICAL DEVELOPMENT CONSENTS IN NSW**

**Name:** Mr David Mehan MP  
**Position:** Member for The Entrance  
**Date Received:** 3 June 2024



# David Mehan MP

STATE MEMBER FOR THE ENTRANCE

3 June 2024

Mr Clayton Barr MP  
Chair  
Legislative Assembly Committee on  
Environment & Planning  
Macquarie St  
SYDNEY NSW 2000

Via email: [environmentplanning@parliament.nsw.gov.au](mailto:environmentplanning@parliament.nsw.gov.au)

Dear Mr Barr,

## Historical Development Consents in NSW

I welcome the opportunity to make a submission to this important inquiry.

Whilst much of the debate and attention given over to the question of how we deliver more housing and affordable housing is directed at encouraging more development applications and assessing these more quickly, little attention is given to what happens to approved developments that do not get built.

My views on approved developments which do not get built are outlined in a private members statement I made on 19 March 2024 and 1 August 2023:

<https://www.parliament.nsw.gov.au/permalink?id=HANSARD-1323879322-139739>

<https://www.parliament.nsw.gov.au/permalink?id=HANSARD-1323879322-133185>

The experience on the Central Coast and in my electorate is that developers can get DAs approved and quite quickly be granted 'commencement'. These approved, commenced, DAs then quite often sit vacant, in some cases, neglected so that the site becomes an eyesore wrecking civic amenity. My Council advises that only about 40% of approved DAs get built. As I have outlined in my statements to Parliament, hundreds of approved homes have not been built in one suburb of my electorate, its namesake, The Entrance township.

Whilst there may be sound financial reasons why a developer chooses to not proceed to build that which he says he so urgently wants to build, there is surely a social question of how long that developer should be allowed to withhold approved homes and housing land which is often already served by public water, sewer, and electricity supply.

At the very least approved and commenced DAs need to expire automatically, the current mechanism for local authorities to seek a cancellation being ineffective. Also consider land tax penalties to encourage completion. And also consider a mechanism to allow the state to finish approved DAs where the private owner refuses.

Yours sincerely,

**David Mehan**  
Member for The Entrance