

**Submission
No 153**

HISTORICAL DEVELOPMENT CONSENTS IN NSW

Name: Mr Paul Poleweski

Date Received: 2 June 2024

I am the President of the Bonny Hills Progress Association (BHPA) and a member of the Save Bonny View Drive Group. As such I speak on behalf of over 500 local residents who have been concerned with the impact historical development consents have already had here and, despite some recent changes to regulations, will continue to impact our community in the future. We fully acknowledge the current housing crisis, and the need to construct more homes. But we are worried that historic DAs will allow inappropriate construction to occur. By inappropriate we mean building in flood and fire prone areas and/or those greenfield sites that contain environments of critical vegetation and wildlife. We believe any new developments should be approved on the basis of current EPA standards, not those of up to 40 years ago that do not acknowledge the importance of dwindling existing natural habitats. We are also concerned about local Council decisions that reflect public opinion within current EPA standards that have been/can be overturned (on appeal from developers) by a NSW Planning Panel. The NSW minister Mr Scully wrote to me to say Councils had a right of appeal if that occurred. But at what cost to the Council/rate payers? Ask Kempsey Council about their decision to "give up" on an inappropriate South West Rocks development based on a cost they could not justify to their ratepayers. We therefore request that this Inquiry acknowledge the harm the existing process is causing the environment and surrounding communities and amend the DA requirements to be consistent with 2024 EPA standards on ALL applications no matter how old they may be. Thank you. Paul Poleweski. BHPA President