

**Submission
No 158**

HISTORICAL DEVELOPMENT CONSENTS IN NSW

Name: Mrs Penny Smith

Date Received: 2 June 2024

To: Clayton Barr MP

In relation to NSW Parliament inquiry into historical development consents in NSW

2 June 2024

Submission to NSW Parliament inquiry into historical development consents in NSW

I am a member of the community living in Culburra Beach in the Shoalhaven. Culburra Beach is a coastal village which is bordered by Jervis Bay National Park, the Crookhaven River and the Tasman Sea. There are a number of culturally and environmentally damaging long term development proposals on the outskirts of Culburra Beach which would not be considered if the latest environment and cultural standards are applied.

The areas are West Culburra and Lot 1 East Crescent. Both of these areas are;

- Prone to flooding as shown on the flood zone maps
- Covered by native trees of a least 40 year of age which if removed reduce food and nesting habit for native wildlife now and in the future.
- Any water run off will affect the sensitive wetland of Lake Wollumboola part of Jervis Bay National Park and Curleys Bay used for oyster farming.

The well connected and funded developers have recently jumped on the “Affordable Housing” band wagon however if built it is highly likely that the majority of the housing will be purchased as holiday homes or by retirees moving to the coast as is the current pattern of ownership in Culburra Beach.

Suggested changes to address the current historical development consents.

1. Ensure affected communities are notified of historical development consents and the process to appeal these.
2. Transparency into the development application process to ensure local communities are aware of the steps to development consent.
3. A buy back and re-zoning scheme to allow culturally and environmentally sensitive land comes under the jurisdiction of the government or other appropriate organisations.

Many thanks for your consideration

Penny Smith

