

**Submission  
No 170**

## **HISTORICAL DEVELOPMENT CONSENTS IN NSW**

**Name:** Rachelle Longstaff

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Dear Members,

Many of you have undoubtedly heard by now of the devastation that the 2017 and 2022 flood events had upon the human, built and natural environments in the Northern Rivers regions of NSW.

As a town planner for a local council I have spoken to numerous residents for whom housing has been, and will continue to be, unattainable. Some of our most established towns and villages are situated within flood prone land, so the idea of how to release housing stock as a matter of priority has been at the forefront of the minds of many of our regions brightest.

It would therefore be logical to look towards development for which consent has been attained as a lever to get our residents into safe homes once more. However there is significant concern, and indeed passionate opposition within these already highly impacted communities to ensure that zombie DA's are not supported.

These developments, particularly the Wallum Development (Brunswick Heads), are opposed as residents believe where it does not comply with current planning laws and will have adverse social, environmental and economic impacts which were not appropriately considered when the development application was assessed and consent was granted. In this specific instance, with approval given over a decade ago, the environmental protection laws simply did not adequately provide for the endangered species that are found there.

In addition to the above, climate change may result in the proposed development having higher biodiversity significance for ecological communities and threatened species than they did at the time the development application was assessed. Not to mention the escalation of climate related events particularly in the vicinity of this development that will add more pressure on the existing natural environment and the proposed built environment.

Given the above, the potential of such developments to substantially result in further pressure on coastal communities like Brunswick Heads, does not make the very short term benefit of additional housing stock worth the multitude of negative impacts.