

**Submission
No 184**

HISTORICAL DEVELOPMENT CONSENTS IN NSW

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The issue of historical development consents, or zombie developments, is affecting many areas in NSW especially along the east coast. The case I am most aware of involves 100 hectares of land in Dalmeny which consists of 3 privately owned lots, although part of the land was owned by Council until recently. The issues of concern to the local community fall into two categories; the implications of the zombie development and the actions of Council in seeking to approve the development with minimal publicity and consultation, perhaps motivated by the then council's financial issues.

To quickly deal with Eurobodalla Council's actions in bringing this to a Council meeting; the matter was briefly listed, there was no publicity or notification to those who will be most directly affected and it was only one Councillor who raised concerns at the Council meeting and organised an informal public meeting that the whole issue was brought to a wider community notice. I should mention that there has been considerable changes to the composition of Council and senior Council staff since that time so the current Council can't be held responsible for what happened then.

The actual zombie development would represent a massive increase in the size of Dalmeny of around 40% and have a major impact on its character. This includes road access and other infrastructure capacity, having to deal with a large population increase, the capacity of the local shopping area which has limited parking, proposing small block sizes when most of Dalmeny has medium to large blocks, the lack of employment in the area, and the existence of a large number of holiday and investment properties and the likelihood that the proposed development would represent more of the same.

A major problem with zombie developments is that many were proposed 30 to 40 years ago and those proposing these developments had no way of knowing the social developments which would occur in the future. The standards and concerns of the current community are quite different from what existed when most of these were approved. This is not to say that there shouldn't be more housing in these coastal communities but at a rate which is easily absorbable by these small towns.

I would propose that any zombie developments in NSW older than 15 years be scrapped and in future any such planning approvals have time limits attached to them after which the approval expires.