

**Submission  
No 189**

## **HISTORICAL DEVELOPMENT CONSENTS IN NSW**

**Name:** Miss Lucy Little

**Date Received:** 3 June 2024

Dear Legislative Assembly Committee on Environment and Planning,

I, Lucy Little, am writing to you on behalf of the local NSW Community to express our opposition to zombie development applications within the Bega Valley Shire and to advocate for the essential management of natural habitats following recent bushfires, community well-being concerns, loss of ecotourism opportunities, and habitat and biodiversity degradation. The impact of these issues on our environment and communities cannot be overstated, and we urge the government to take immediate and decisive action towards conservation, integrated with eco-conscious housing solutions.

We hope to change the current NSW legislative framework to reflect a more compassionate society. As a demand of social justice, we must speak on behalf of the environment and strive towards a future where housing development is integrated with conservation.

The historical development consent plots (ZDA's) across NSW provide:  
Important local habitats for a range of endangered species (eg: Merimbula Starr-hair, Yellow Bellied Glider)  
Provide crucial sanctuary for native flora/fauna after the 2019-2020 Black Summer Bushfires  
Boost local economy by promoting ecotourism and increasing community value  
Support community health and well-being by improving access and quality of life in natural areas

To maintain these paramount qualities we call for a change in policy, as follows:

Implement a Review and Sunset Clause for all pending development applications, ensuring they meet current environmental standards and community needs.

(Regular Review Process: Establish a mandatory review process for all pending development applications, requiring reassessment every 5 years to ensure alignment with current environmental regulations, urban planning standards, and community needs.

Sunset Clauses: Introduce sunset clauses that automatically invalidate development applications that have not been acted upon within a 2 years. This ensures that only current and relevant proposals are considered.)

Strengthen Community Consultation Processes to ensure that development proposals reflect the values and priorities of local residents. (Enhanced Public Engagement: Mandate comprehensive community consultation for all development applications, including public meetings, surveys, and transparent online platforms for feedback. Ensure that the voices of diverse community members are heard and considered. Community Impact Assessments: Require developers to conduct and submit detailed community impact assessments as part of their application. These assessments should evaluate potential effects on local amenities, atmosphere, green spaces, and the social integrity of the area.)

Enforce strict Environmental Impact Assessments for all new and resubmitted development applications.

(Comprehensive Environmental Reviews: Ensure that all development applications undergo rigorous environmental impact assessments (EIAs) conducted by independent experts. These assessments should evaluate impacts on biodiversity, water resources, air quality, and climate resilience.

Mitigation and Adaptation Plans: Require developers to submit detailed mitigation and adaptation plans addressing any identified environmental impacts. These plans should include strategies for habitat conservation, pollution control, and climate change adaptation.)

Updating Planning and Zoning Regulations using modernised zoning laws and Smart Growth Principles. (Modernised Zoning Laws: Revise and update zoning regulations to reflect current environmental and community priorities, promoting sustainable land use and protecting ecologically sensitive areas. Smart Growth Principles: Incorporate smart growth principles into planning policies, encouraging developments that minimise sprawl, enhance public domain, and preserve natural landscapes/habitats.)

Promoting Sustainable Development Practices by providing incentives (ie. tax break/grants for developers who incorporate sustainable practices). (Green Building Standards: Encourage or mandate the adoption of green building standards, such as NCOS or Green Star, for new developments to minimise environmental footprints and enhance energy efficiency. Incentives for Sustainable Practices: Provide incentives, such as tax breaks or grants, for developers who incorporate sustainable practices, renewable energy sources, and green infrastructure in their projects.)

To conclude, it is imperative that the government takes a strong stance against zombie development applications and prioritises the management of the dwindling wilderness pockets in our communities. These actions are vital for ensuring sustainable development, protecting biodiversity, and enhancing the resilience of our natural environments and communities. We urge you to consider our recommendations and take prompt action to address these critical issues.

Thank you for your attention to this matter, and we look forward to your response.

Regards,  
Lucy Little of the Bega Valley Shire