

**Submission
No 205**

HISTORICAL DEVELOPMENT CONSENTS IN NSW

Name: Ms Shane O'Keefe
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Thank you for the opportunity to comment on the 'Zombie' developments in NSW. I am a resident of Broulee and a NP registered wildlife rescuer and carer. I particularly want to comment on the 'development' in Broulee as it illustrates the necessity to change the laws that have enabled a 'Zombie' development, Broulee Beach Estate, to be built in an Endangered Ecological Forest as well as in a flood zone.

The land was purchased in 1983 and not enacted to build the Estate until 2015, thirty years later. This was very positively endorsed by the Mayor, the majority of the Councillors the General Manager and the Planning Director. So much so that the development used the already protected Bengello Sand Forest as an offset for the clear felled housing to proceed. This development is still being staged. The development was of great concern to the local community because of clear felling every tree, hollow bearing or not, and the proposed size in a village. The developers wanted it to be 450sqm with 500 houses which was changed to 300 with a minimum block size of 550sqm. Not enough land to grow a shade tree which has made 'new' Broulee at least 5 degrees hotter in summer than 'old' Broulee in a time of climate change. The wildlife corridor that was supposed to be retained through this Estate was cut down. Broulee is the known habitat area for endangered and vulnerable species.

At present there are 1000 plus species of fauna and flora on the endangered list in NSW. 'Zombie' developments that proceed without any present day constraints that protect and value our wildlife give them little chance of survival. Laws that do so need to be formulated that provided housing with this as a priority.



