

**Submission  
No 232**

## **HISTORICAL DEVELOPMENT CONSENTS IN NSW**

**Name:** Miss Anna Moegerlein

**Date Received:** 28 May 2024

Dear Legislative Assembly Committee on Environment and Planning,

I, Anna Moegerlein, am writing to you to express my opposition to zombie development applications, in Tura Beach and along the NSW South Coast. I am not a resident of the area - I live in Darwin, but over the years I have regularly visited Tura Beach, Merimbula, and camped at Bournda. The reason I come, every time, is for the tranquil forests and beaches.

I strongly urge you to consider the value of these pristine natural places – to local community and to tourists. Once they are gone, they are gone forever.

Australia is the only developed nation named as a global de-forestation ‘hotspot’, and NSW is the worst ranked state in Australia. We must protect our remaining natural ecosystems. Our wellbeing depends on it, our ecotourism depends on it, and whole species and ecosystems depend on it.

As a result, I am calling on the NSW Government to take immediate and decisive action towards conservation, integrated with eco-conscious housing solutions. And I urge you to listen to the residents of Tura Beach, as they talk sense.

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 I call for a change in policy, as follows:

1. **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.)*

2. **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.)*

3. **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.)*

4. **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.)*

5. **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.)*

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

Regards,



Anna Moegerlein,

