

**Submission
No 135**

HISTORICAL DEVELOPMENT CONSENTS IN NSW

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There appear to be many aspects of the current planning laws and regulations that privilege the developer over the community and the environment.

I understand that we need houses - but we also need liveable communities and an ecosystem that sustains us.

Clearly we're not doing real well with most of that.

Addressing the weaknesses in the system that allow old approvals and old zoning to continue - even though these will harm at least one of the following:

heritage

environment

liveability

urban character

will go part way to improving our planning system. The system cannot privilege developer over community and environment - and yet this is what is happening. I don't pretend that good urban planning, and having the resources to build it, aren't considerable challenges.

But I think we can do better.