

**Submission
No 13**

**INQUIRY INTO PLANNING SYSTEM AND THE IMPACTS
OF CLIMATE CHANGE ON THE ENVIRONMENT AND
COMMUNITIES**

Name: Ms Sue Tolley

Date Received: 1 November 2023

Historical Development Approval planning regulations must be overhauled so that current climate change science must be considered before construction begins i.e. the application must be reviewed in light of changes to the planning system laws. There should be no Grandfather clauses. Consideration should be given to must shorter deadlines between approval and construction.

Not allowing property owners to sell their land/property with a DA approval. DA should only belong to the original applicant. Selling land with DA is a strategy simply to increase property values and cheap "off the shelf" plans not suited to the location's specific environmental conditions are often used.

Large developments e.g. over 12 apartments require Council to be the Certifier rather than a private certifier.

Clearing of any land should not be allowed until the entire planning approval is completed and a construction certificate has been given.

Monitoring and compliance processes generally need to be better enforced in the planning system.

Community consultation processes should be given greater importance.

The recommendations I am suggesting are formulated as a result of first-hand experience of developments occurring in my LGA. Breaches in current laws occur with little or no action taken by Local or State Authorities often because it's not worth the trouble and time. Developers build into their cost estimates any fines they may occur. All illegal acts should be heavy punished to change this culture. A register of persons and companies who breach environmental laws should be held and made public.

Lastly laws must allow for the accumulative effect of many small developments in a environmentally sensitive/region. Approving 1 environmentally unsound development sets a precedent for more, making it difficult to deny a second, third, or forth.

I believe this inquiry is of the utmost importance and I trust the opinions of lay person's like myself are given some credence.