

**Submission
No 93**

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

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Date Received: 3 November 2023

I strongly disapprove of inappropriate developments up and down the NSW Coast, but particularly as they relate to the Shoalhaven and Illawarra areas. Councils and Regional Planning Panels are considering inappropriate and unsustainable developments and I believe the NSW planning system is failing communities and the environment. Developers seem to have the upper hand in all situations with scant regard for environmental impacts, community cohesion, damage to habitat leading to extension and endangered species, risks to bushfire zones and lack of appropriate infrastructure to support said developments.

Developers use lame reasons, for example, the need for housing and homes. Whereas the absolute truth is that it is about profits. Coastal areas and towns are 'communities of people' who have moved there for very specific reasons. Already, at least 4 major developments have been given the go ahead in a small patch of the Shoalhaven around Jervis Bay. It has been constantly demonstrated that developers raze areas prior to development. The lack of habitat, old growth trees, run-off, storm-water etc all impact severely.

It is time to get rid of outdated (Zombie) development applications and put an immediate moratorium on any development in bushfire affected areas (especially any approved prior to the 2019/20 Black Summer bushfires).

This includes:

- ❖ Reassessing consents approved before the 2019/20 Black Summer Bushfires that have not been substantially commenced.
- ❖ Imposing a statutory lapsing provision for development consents more than 5 years old that have not been substantially commenced.
- ❖ Amend planning law to ensure that any compensation that may be payable, by lapsing a development consent is capped to unimproved land value and defined to be zero for any development consent more than 10 years old with the statutory presumption of that holder of consent had no intention of acting on the consent.

In concluding, I would point out that land clearing in NSW has risen dramatically since native vegetation conservation laws were relaxed in 2017. Further endangered and extinctions are predicted over the next two decades. This coupled with climate change and bushfires, will have a serious ecological impact. Clearing large tracks of land for "housing" in areas that is away from jobs, schools, hospitals, shops, public transport and infrastructure IS NOT a well-planned and thought-out development. All developments must consider Biodiversity loss from now into the future. I urge this Government to develop and legislate a planning system that accounts for how climate change is impacting species extinction and biodiversity loss and to ensure that residential and affordable house should be planned in and around rural towns that has appropriate infrastructure in place.