



# Nature Conservation Council

The voice for nature in NSW

## Submission Guide: 2024 NSW Legislative Assembly Historical Consents Inquiry

NSW Parliament's Lower House Committee on Environment and Planning are now accepting submissions for their inquiry into historical development consents (often referred to as "zombie developments") in NSW. Their media release can be [viewed here](#). Submissions close on **3<sup>rd</sup> June 2024**.

If you live in a community impacted by zombie developments, are part of a community group campaigning against one, or are simply concerned about the environmental impacts they are having on the places you love, please make a submission to ensure your concerns are heard loud and clear by the committee.

We need to be as loud as the developers. If pro-development perspectives dominate the discussion, we know what this would mean for nature.

Every submission that acts as a voice for nature will help show the committee members that local habitat matters to NSW communities.

**Have your say!** Lodge your submission via online form here:

<https://www.parliament.nsw.gov.au/committees/inquiries/Pages/lodge-a-submission.aspx?pk=3037>

### How to write your submission

Try to remain factual throughout the submission, using short sentences and simple, plain English where possible.

For this inquiry, you should aim primarily to:

1. **Tell your story** – what has happened in your local context, what has been or will be impacted by the development(s)? Where has the system gone wrong and what are the impacts of this? Although this is a broad issue, your submission will be most powerful if it focuses on your local context and reads as a personal story (from your or your group's perspective).

Include information about the social and environmental harms imposed on your community by the zombie development – for example, impacted threatened species and habitat, increased natural hazard risks to residents, the personal impact this development has had on you, etc.



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You may also want to include quotes from local residents or experts, or other evidence to prove community opposition (for example, if you have organised a petition, how many signed it?).

If you believe the development impacting your community would not be approved under contemporary planning regimes, you should emphasise this and give your reasoning. If you have evidence to support this, supply it, and consider discussing the outcome of these laws being circumvented (i.e., what do modern planning regimes aim to prevent, but has not been prevented in your local context?).

2. **Provide recommendations** – this inquiry appears to be aimed at hearing solutions to the problem of zombie developments. We expect that the recommendations provided by developers will prioritise profits over the environment and communities, so we should aim to provide nature positive recommendations to counteract these.

If you supply recommendations, they should be direct and suggest feasible actions the government could undertake to minimise environmental harms from current and future developments.

This may include:

- Recommending the government investigate and publish the extent of zombie DAs around the state.
- A moratorium on developments in or near critical habitat.
- Suggestions for developer compensation (payment, land swaps, etc.).

If you do not want to identify specific possible solutions, you can still make broader recommendations, such as: ‘that the NSW Government should implement an appropriate legal process to prevent further environmental harms from historic development consents’. Broader recommendations are still beneficial if they identify what outcome you are looking for (i.e., protecting the environment).



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The Environmental Defenders Office is also creating a submission guide for this inquiry that can be used in conjunction with this one. The link to their materials will be shared to the [Coastal Residents United mailing list](#) and [Facebook group](#) when completed. You can also use this mailing list and Facebook group to further discuss your submissions with other groups.



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