

**Submission
No 15**

HISTORICAL DEVELOPMENT CONSENTS IN NSW

Name: Mr Luke Houghton

Date Received: 28 April 2024

Hello

I currently work as a town planner and I want to make the following points about historical DAs.

- any proposal to introduce new time limits for historical DAs has to be very carefully considered, especially if any proposal includes changing timelines to approvals that have already achieved legal commencement under current laws. A capture all approach could be highly damaging.

- In the current economic and building climate, its extremely expensive and difficult for young families and persons to be able to finish a single dwelling DA within the existing 5-year limit. Therefore its a trusted method to legally commence a DA within this time and then finish the development in stages over a longer time period or delay until more favorable conditions.

- There should be consideration of different timelines for 'large subdivision' DAs in terms of historical approvals, if there is to be any consideration of imposing new or changed timed limits, when compared to say single dwellings, to avoid serious damaging financial ramifications for many young families and persons who are already struggling to pay the bills, and if they are forced to re-do a new DA in the future because of some new timeline rule.