

These Acts have unfortunately spread their influence affecting both private and public lands both restricting potential agricultural income and productivity with public utilities facing ridiculous offsets for what is roads, sporting grounds, cemetery's Public utilities should NOT have to provide offsets when providing structures for the public. In the preamble to this review it seems that there will be little credence given to the alienation of freedoms on privately owned land and the stress placed on landholders.

As a former councillor the public anger in the community is palpable and growing when they are now realising that the environmental laws are curtailing both what buildings can be erected on their land and conditions restricting what agricultural enterprises they can do as conditions of consent to pass the DA. The recent LEP re-write has caused much community anger throughout the state to the point that local governments are fearful of continuing the LEP process due to violent public reaction.

THEME 1

The continued growth of EEC's which now include the most productive lands cleared and used for settlement particularly in the Perry urban lands complicate the use of this land for both rural lifestyle and agricultural productivity.

There needs to be restrictions on the nomination of EES's They need to be scientifically based and before declaration must be peer reviewed by a group that needs to consider the socio-economic effect on the community and whether the declaration is warranted and whether such lands are beyond recoverable.

3. Do we need to accept Bill Gamage's book The Greatest Estate on Earth concept that if we go back to early explorers dairy entries that the land resembled "an English gentleman's estate" and if that is the accepted state the land was in at that time then the current objectives are totally wrong therefore the objectives will need total revision.

THEME 2

1.. IF the conservation is forced onto private lands for the public benefit then it is obvious that the compensation issue must be addressed Payment equivalent to income loss needs to be paid to the landholder.

6 7 8 The general landholder views PVP and similar Acts have caused a massive mistrust of the environmental groups, legislation to the point that landholders refuse to allow outsiders near their properties This provides the risk of landholders removing threatened species rather than protecting such species. I for example have over 40 years encouraged perfect habitat for the relocation of Koalas however without the removal of relevant SEPP's and the restrictions that would be imposed with such an introduction I simply refuse to consider such a venture. Such outcomes multiply over and over again.

THEME 3

Simply the general public have no idea on how these Acts severely restrict planning outcomes and raise the cost of any development on lands that are affected by EEC's It places an enormous cost on any proposed DA for little benefit to the bio diversity. Such information is evidenced by simply viewing any council planning department particularly on the coast.

THEME 4

Offsets that are in multiples of 10 or greater or simply designed to STOP ALL DEVELOPMENT Public infrastructure should have NO offsets and other developments need to be set at a realistic level at no more than 2 to 1.

If lands cannot be met because of lands locked up and cannot be developed then just compensation must be considered as an absolute

There needs to also be a transparent methodology available to the common man that can be justified with science socio-economic justification and dare I add "common sense"

Offsets I find are the tool that is used to refuse any developments and made so difficult so as to discourage and frustrate landholders to proceed.

THEME 6

The government needs to not only provide all departments with simple information on how these legislative requirements effect the planning departments both State and Local governments as well as informing the general public as often as possible to raise the public awareness of the demands by NOT the community demanding such legislation but a small vocal minority of self-interested groups often with fanatical visions of what they see as imperative.

Unfortunately little credence is given to the understanding that the majority of rural landowners are the best caretakers of the land with a far greater understanding of the environment they are living within rather than the city dwelling expert imposing their demands on the unfortunate landowner. Frankly the private landowner has had enough of being treated like idiots and are not going to tolerate this crap any longer

I wish you the best of luck in this important review and look forward to the results

Thanking you

Keith Dance

