

23/7/90

Draft Lismore LEP on show today

The draft Lismore Local Environment Plan will go on public display today at the council's planning department building in Magellan Street.

Farmers, conservationists, developers and residents have been urged to examine the draft LEP, which is significantly different

ent to the original plan displayed three years ago.

That plan attracted a lot of criticism from farmers

for placing restrictions on land use.

It was significantly revised after many submissions were made to the council and the handling down of the North Coast Regional Environment Plan.

The council's executive manager, environmental and development services, Mr Phil Denniston, said recently that farmers should examine the new plan and make submissions on aspects with which they did not agree.

He told a group of macadamia growers in Lismore that farming could become a prescribed industry under the LEP, requiring farmers to obtain council permission to undertake some farming practices such as spraying.

"If farmers do not take

an interest in the LEP, then they do not have anyone to blame but themselves if something they do not agree with is passed," he said.

Additional displays

Mr Denniston said people who made submissions to the council concerning the first plan should check to see if they have been acted on.

Copies of the plan also will be on display at the Lismore Central Shopping Centre and the Lismore Shopping Square until September 3.

Any objections to the plan must be contained in written submissions to the council, also by September 3, clearly stating the objections.

These and the council's opinions on the submissions

will be handed to the Minister for Local Government and Planning, Mr David Hay.

The plan creates a number of new zones and outlines the objectives of each zone.

The new zones include two residential zones instead of the existing six zones, a riverland zone, a prime horticultural zone, a residential flood liable zone, a forestry zone, water catchment zone and agriculture zone.

Residential zonings

The draft plan also carries forward rezonings for residential and rural residential land contained in the council's LEP 22, gazetted in April.

It also brings forward rezoning proposals for some areas deferred from LEP 22, which should meet residential and rural residential land needs for three to five years.

The new draft LEP replaces Interim Development Order 40, gazetted in 1980 as an amalgamation of the old Terania and Gundurimba Shire planning policies with the then Lismore planning scheme.

A planning consultant to the council, Mr David Kanaley, said that IDO 40 did not advance planning in Lismore beyond what was in the plans existing before amalgamation.

He said those plans were conceived in the late 1950s and early 1960s and were now very dated.

Reynolds.

NEP 26/6/90

Proposal in LFS re
policy, no houses on skyline - not
accepted as policy.

but, non-reflecting colours
excluded as standard practice
under P. 90.

(In my view if this valid under P. 90,
so also is no citing on skyline.)

27/7/90

LFP

Reynolds

Apparently his wording in his article
- a summary of objections from Kirby
This makes no assumptions about
an Inquiry (of any sort).

draft Lismore Local Environment Plan '89

Boundaries of the City of Lismore



Council 'no' to interim tree protection bid

At a Council meeting in July it was decided not to have any protection for the last remaining remnants of the Big Scrub rainforest, and this was against the recommendation of the Chief Town Planner, Mr Peter Reynders.

Council resolved, without considering the full facts of the situation, to take no further action on the TPO for rural areas. This very short-sighted decision was a knee-jerk reaction to a valid planning proposal.

The Big Scrub Environment Centre has condemned Council for its ignorance of the facts and the lack of commitment to preserving the last remnants of our rainforest heritage in the Council area

Big Scrub centre hits at council

THE PENDULUM SWINGS.....THE WRONG WAY

The Lismore City Council is preparing the draft Local Environment Plan (LEP) for public exhibition in the next month or so, and this will be the definite planning document for all future development and environmental planning.

The current draft appears to be the exact opposite of what the Centre would like to see put on public exhibition. Why?

The Council has over-reacted to the rural backlash after the last draft LEP exhibition in 1987 by eliminating the 7(a) environmental protection zone and refusing to protect significant vegetation by creating a Tree Preservation Order (TPO).

INADEQUATE ENVIRONMENTAL PROTECTION

The Council has said it does not want to control environmental protection by regulation, and has decided to have a 'trust' agreement with landowners hoping they will honour the concept.

This is not good enough. There is unlikely to be any respect for environmental protection unless the Council clearly demonstrates its commitment, by creating regulations that prohibit vandalism and penalises those who do not comply.

So the pendulum has swung from one extreme to the other & it is critical that we tell Lismore Council the draft is totally unsatisfactory.

Printed: 17th October '89 by A. Steed for the Big Scrub Environment Centre, 88a Keen St, Lismore. Ph 066 213 278.

PROPOSED ENVIRONMENTAL ZONING

The 7(a) Environmental Protection Zone designed to protect all the major landscape features, prominent hill slopes and ridges, has been deleted.

It also aimed to encourage the adoption of a responsible attitude to the clearing of land, and to minimise soil erosion & to prevent development in areas of geological hazards.

Forestry does not require consent in the 7(b) River Lands Protection Zones and land clearing is now permitted, with the consent of Council in the 7(c) Water Catchment Zones.

In other words, conditions relating to the removal of vegetation in all rural areas has been deleted from the plan, as have the controls for the clearing of remnant forest. Soil erosion? Ha!

Help Turn The Tide

EXHIBITION PERIOD IS TOO SHORT

The draft will only be exhibited for 4 weeks, and considering the importance of the LEP and the future implications of its contents, this period of exhibition is far too short.

The exhibition of the draft LEP is designed to encourage maximum public participation and submission but 4 weeks is insufficient to digest its contents and implications, and to formulate a thorough submission.

HOW TO MAKE A SUBMISSION

Once the Lismore Council has publicly announced its intention to exhibit the draft LEP in the public notices section of the Northern Star, time is of the essence. The following steps will increase your effectiveness in making a submission.

1. Write to Council requesting an extension of the exhibition period. Get your neighbours and friends involved right from the start.

2. Examine the draft LEP and the zonings maps, and copy it so you can examine it in detail at your leisure.

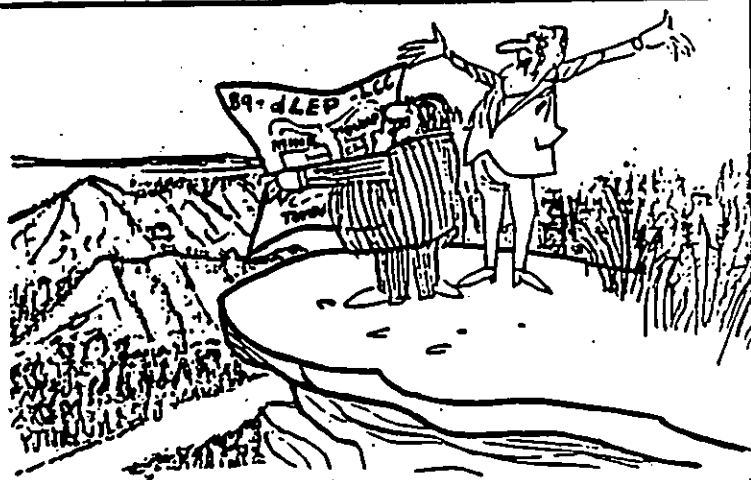
What YOU Can Do

It is essential that as soon as the draft LEP is exhibited that every resident of the Lismore City Council area immediately requests an extension of the period for public submission.

Considering the draft LEP is likely to be on exhibition leading up to Christmas when many people are away or busy, the exhibition period should at least be extended to the end of January 1990.

At the same time concerned citizens should indicate to Council that they are dissatisfied with the lack of a rural TPO protecting significant vegetation and the removal of the 7(a) environmental protection zone.

PLEASE CONTRIBUTE TO SAVE THE ENVIRONMENT OF LISMORE CITY COUNCIL



What a breathtaking view! I wonder what we can replace it with??

3. Compare it to the previous draft LEP that was exhibited in 1986/87. Note any changes and inconsistencies. Compare it to the existing Byron Shire LEP which provides relatively good environmental protection measures.

4. Check the accuracy of the zoning maps, especially the environmental protection zones and the "hatched" areas of "vegetation management".

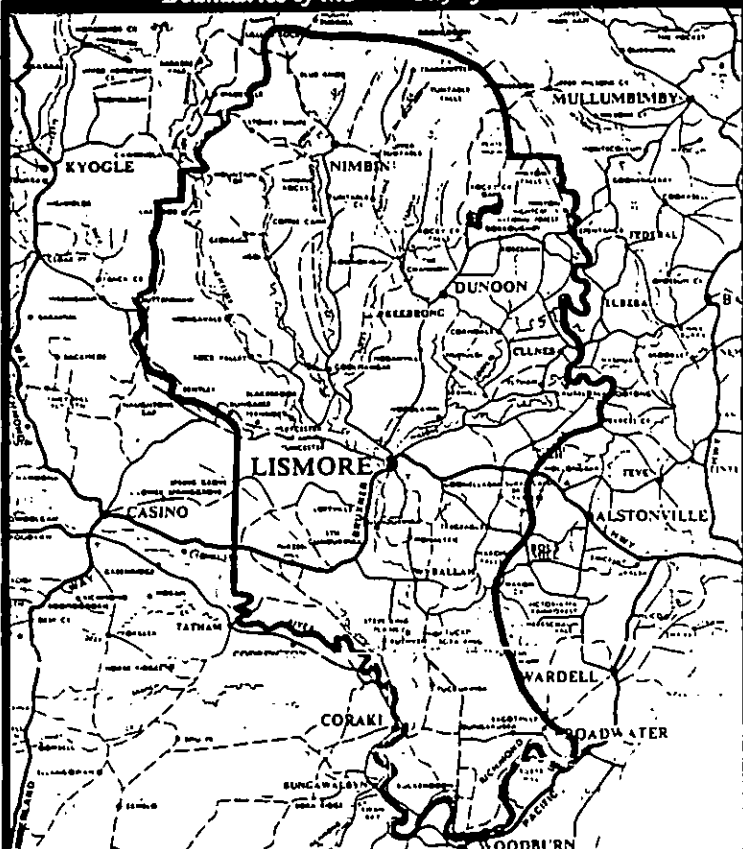
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SEND YOUR SUBMISSIONS AND LETTERS TO:

LISMORE CITY COUNCIL
P.O. BOX 23A
LISMORE 2480

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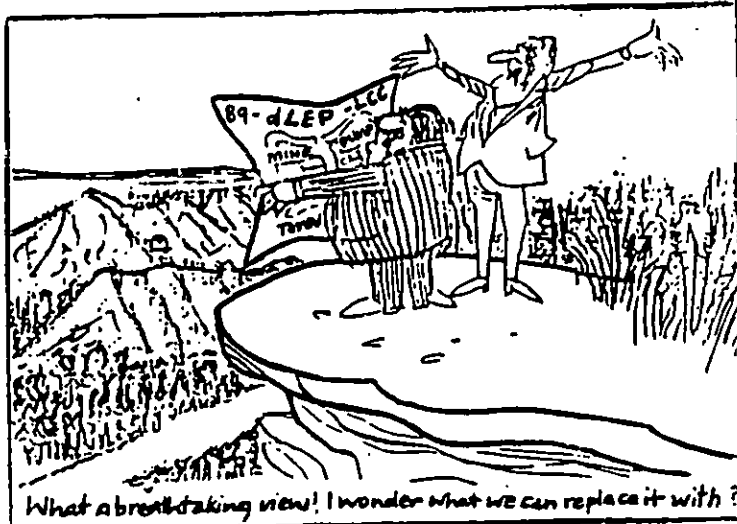
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Submission by Sept 3rd - a advice to Council, that submission will follow.

THE CITY OF LISMORE

DRAFT LOCAL ENVIRONMENTAL PLAN 1990

SUBMISSION OUTLINE

To assist you in preparing your submission on the draft plan, the following outline is provided as a guide. You may use another format or headings if you feel this will better express your views.

Following

EIS 'small price for security'

By **ANDREW STEED**

We have previously discussed the EIS process and its problems and this week suggest some solutions that could improve the environmental impact assessment process.

The solutions discussed are not definitive and any comments are welcomed and can be sent to the Centre, at 88a Keen Street, Lismore.

More EISs required

There needs to be an expansion of development applications that are required to do an EIS by classifying major subdivisions, tourist resorts, tall buildings, rezonings and other large proposals as 'designated developments' under the EPA Act.

State Environmental Planning Policies, similar to those for Wetlands and Littoral Rainforests, should be gazetted for Environmentally Sensitive Land and Habitat Areas and those proposing development in these areas should be required to prepare an EIS.

Environmentally Sensitive Land would include land prone to environmental hazards (eg, erosion, flooding), visually prominent land and coastal/riverfront land, while Habitat Areas would include all areas of relatively undisturbed native vegetation.

Government authorities need a stronger requirement of the need for an EIS other than deciding if an impact is 'significant'. There should be regulations requiring all major public activities such as forestry operations, roads and powerlines to prepare an EIS.



This article was supplied by The Big Scrub Environment Centre and represents its views

EIS preparation

Private developers and government authorities should not be allowed to prepare their own EIS. An EIS should be prepared by a team including representatives from the proponent, the local community and relevant government authorities.

The EIS should be prepared under the guidance of a government authority of environmental experts whose roles are to co-ordinate the preparation of such statements and provide advice to decision-makers and the Land and Environment Court.

EIS contents

The EPA regulations dealing with EIS content need to be expanded to include a detailed environmental impact checklist and a requirement for public participation in the EIS preparation.

There should be a detailed analysis of the impacts, costs and benefits of possible alternatives in the same depth as that of the preferred option to provide

an objective assessment of the EIS proposal.

Exhibition and appeal

The minimum time allowed for public submission should be three months to allow for public notification, time to examine the EIS and to prepare a submission and the appeal period for objectors to the approval of an EIS should also be increased to at least three months.

Public notification needs improvement by placing advertisements in the front news section of the local daily paper on at least four occasions during the exhibition period.

The number of places of public exhibition should be increased to include environment and community centres, libraries and shopping centres and copies should be available for purchase at \$25.

EIS approval

Currently, more EISs need to be refused approval due to their inadequacy so that the standard of EISs is forced to improve. This would save the cost of the failures of inadequate environmental protection measures.

Other relevant Government authorities must give their concurrence to the approval of an EIS, rather than the current advisory role that is often ignored or dismissed by decision-makers.

Once an EIS has been given approval, there must be no further amendments

to the approval as happened in Ballina Shire Council's approval of the Newrybar sand mine.

Court action

The Land and Environment Court must make informed decisions by referring to a Government authority of environmental experts who are able to assess the information presented in the court and advise the Judge of its relevance and importance.

The inequality of wealthy developers employing costly lawyers and experts to support their case when the general public cannot afford to, should be replaced by a system whereby both parties have access to the same standard of legal and technical advice.

Public participation

Public accountability is a very powerful tool to make development proposals conform to the expectations of the local community and public involvement is the driving force behind that tool.

Informed decisions can only be made when the community has been involved in the environmental impact assessment process from the very beginning.

The cost of preparing an EIS is minimal in comparison to the cost of environmental degradation caused by inappropriate development and is a small price to pay for proper environmental protection.

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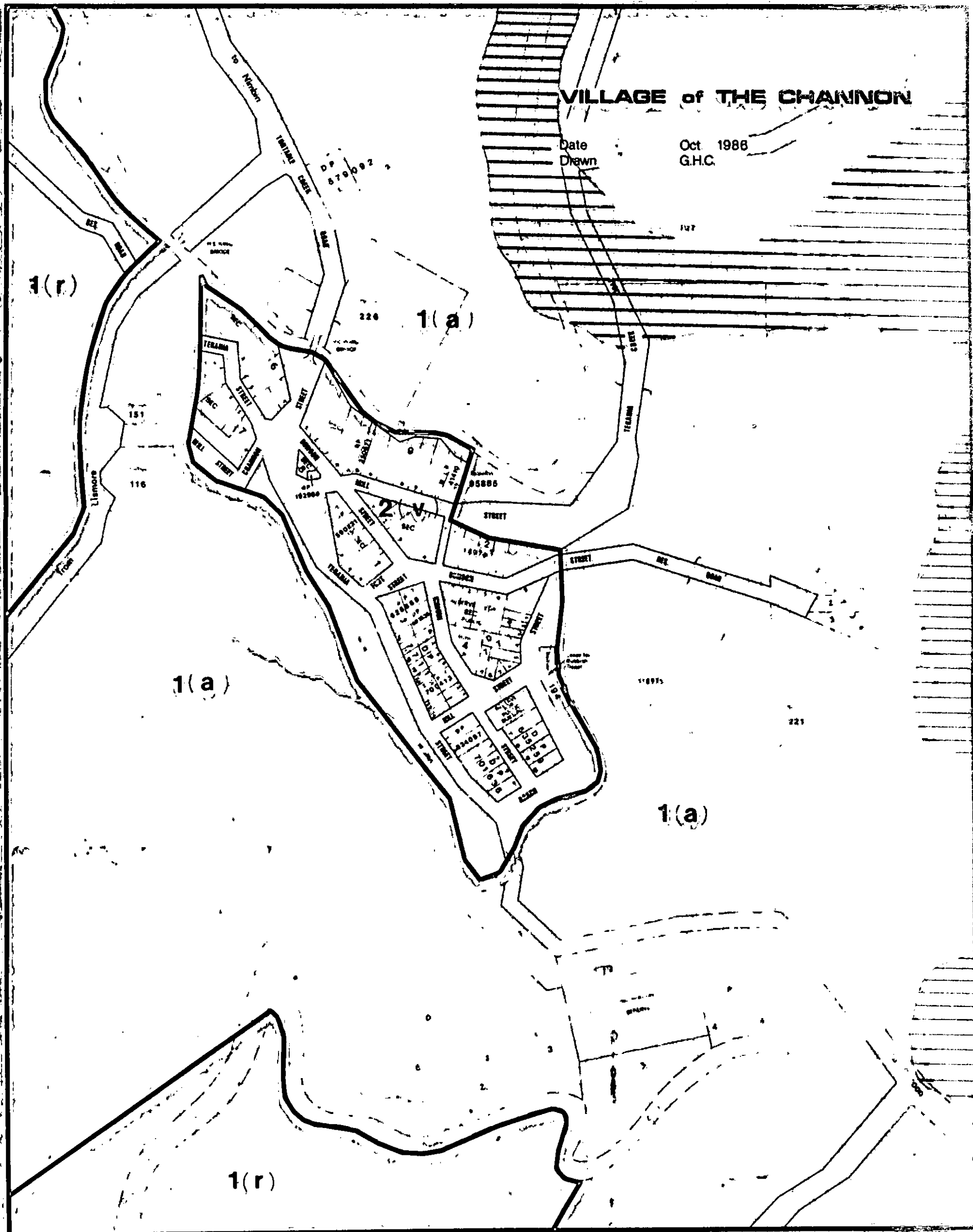
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1990",

nders

[illegible]

Reynolds

9/8/90

L.F.P. re m.o.

SEPP15 to prevail in all rural lands but
assumes not Rural Res or Village.

LEP. - Reynon

Residential Drilling = medium density (flats/braces)