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**Date:** 10/02/2014 12:45 PM  
**Subject:** Sutherland Shire Council LEP Independent Review

Dear Members of the Panel.

I wish to submit the following propositions for consideration by the LEP Review Panel. Some of the views expressed may already be covered in the LEP. They are therefore iterated to show support.

#### A. Residential Housing Developments

The proportion between the three categories of housing density to be regularly reviewed and adjusted in relation to projected population growth, planned economic development , available infrastructure and a sustainable environment.

##### 1.0 Low Density Housing Developments.

a. New developments to be approved provided a minimum of one third of the area is preserved for vegetation - existing vegetation, new vegetation such as parks, copses and groves.

b. All street lighting to be solar powered.

c. Percentage of private residences energy requirements to be provided by solar power depending on the position of the house. No solar panels on roofs visible from the street.

d. No more mandatory water tanks. During drought seasons when they are needed they cannot be filled by rain water and people fill them with mains water. They are not cost effective during the wet months and they require electricity for the pumps. Unnecessary cost on new buildings. What was the purpose of the Desalinisation Plant?

e. For ease of access and better traffic flow new developments to have two roads on the main public road. This will ensure access to emergency services in case of fire and natural disasters. At present the Woodlands development has only one access road to Menai Rd via Forest Drive Rd. This unique access road also serves a school and is very busy when school starts and ends.

##### 2.0 Medium density Housing Developments

Medium density housing to allow a combination of two and three storey dwellings.

##### 3.0 High density Housing Developments

a. Developments of high rises depending on location; and provided other buildings do not lose required amount of natural light and privacy.

#### B. Commercial Developments

1.0 The proportion of Small and Medium Enterprises against large businesses to be regularly reviewed to achieve economic growth, create employment, maintain fair competition and offer residents choice; and some commercial areas to be only for SMEs to retain community character and spirit.

a. Major Retail Commercial Developments to also include high density residences.

b. All commercial developments to have a percentage of its energy requirements provided by solar power.

c. Paid parking after 1 hour to be introduced to limit trips to commercial areas and encourage use of

public transport. All major commercial centres parking to have electronic signs showing available parking spaces 100 metres before parking entry and on entry available spaces on each parking level.

d. Paid Park and Shop shuttle to major commercial complexes to be introduced by Council on special days/week ends such as Easter and Christmas . Use public properties such as schools for shuttle point of departure and return.

e. Litter levy on all fast food chain businesses such as Mac Donalds, KFC, Domino Pizzas, KFC etc.

f. Trolley levy on all major supermarkets such as Woolworths, Coles etc if they don't implement a customer return trolley system (token/coin) or restrict trolley usage outside of their parking areas.

#### C Signs and Advertising

All fixed building and window advertising signs to have a size determined by the building facade area and window size. All prominent advertising signs to be in English. No external advertising signs in foreign languages.

#### D. Parking in residential areas.

##### 1.0 Strict control of parking in residential areas.

a. No overnight parking on nature strips.

b. No overnight parking of commercial vehicles of more than 1 ton and trailers on footpath.

c. Vehicles unregistered for more than six months (wrecks/on blocks) not allowed on front yard of private property in residential areas.

#### E. Trees

No trees, on public or council property, that are safety risks to residents and prevent them from enjoyment of their homes to be considered for removal. People come before trees.

#### F. Council Parks

All new council parks to have solar powered lighting, CCTV cameras and internet access.

#### G. New Precinct

Council should consider a new precinct on the western or southern end of the Shire. A precinct like Macquarie Park in North Ryde or Norwest in the Baulkham Hills Shire. The precinct would become a major hub between Wollongong in the South and Liverpool in the West.

I wish the panel a successful review expecting a LEP with a strategic long term vision.

Yours faithfully,

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