



Sutherland Shire Environment Centre

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SUBMISSION Sutherland Shire Development Control Plan 2015 - Amendment 1

Thank you for this opportunity to comment on the proposed amendments to SSDCP2015. Sutherland Shire Environment Centre has many suggestions that we believe would lead to an improvement in development throughout our beautiful Shire.

1. We disagree with increasing the time for lapsed DAs from the existing 3 years to 5 years. Our reasoning for this is that LEPs are supposed to be reviewed every 5 years and it is difficult for the public to envisage what is being proposed in an amended LEP if there are developments which have been approved but not yet even commenced.
2. Bicycle parking should be obligatory in all multi-unit developments, residential flat developments and neighbourhood centres.
3. Multi unit developments and residential flats buildings, as well as all public and commercial parking areas be required to install a minimum of 10 electric car charging points per 300 spaces; 1 electric car charging point per 10 car spaces be required for all new parking structures;
4. Solar panels to be installed on all new large structures, such as car parking stations, to provide direct solar power for the EV charging points.ⁱ
5. All multi-unit and residential flat developments to include:
 - a. Solar panels that would at least power common property uses.
 - b. Grey water harvesting/reuse (in addition to rainwater)
 - c. Energy efficient lighting, heating and cooling (Low energy incandescent lights, rather than LEDs – which can have higher magnetic and electric fields & create ‘dirty’ electricity)
 - d. Insulation
 - e. Use of recycled and recyclable building products

- f. Greater encouragement of Energy Efficient Design in the actual buildings themselves (e.g. use of shading, window positions, orientation, etc.)
- g. For commercial office buildings a minimum NABERS rating/commitment should be specified.

We also recommend that:

1. Rainwater tanks should be obligatory for all new dwellings
2. Multilevel commercial and residential buildings be required to incorporate green planting, e.g. green walls/rooftops
3. Council requires measurements of environmental electromagnetic field exposures for all proposed child care centres, and that
4. Council incorporate in its Corporate Risk Management strategy consideration of impacts of electromagnetic fields, including potential legal liability for Council from exposing the public and employees to wireless radiation from equipment located on its buildings, operated by staff or approved by council's DA process.

Yours sincerely



Jenni Gormley
Executive Officer

BACKGROUND: Electric vehicles (EVs) are being sold in increasingly larger numbers. Over 750,000 new EVs were registered worldwide in 2016 and the International Energy Agency is forecasting 9-20 million EVs to be in use globally by 2020¹.

Replacement of all combustion engine vehicles with EVs would eliminate at least 6% of Australia's greenhouse gas emissions². Additionally, EVs will benefit Australia by providing greater energy security, decreasing the demand for imported oil and playing an important role in future grid reliability. It is therefore important that Australia prepare for this shift by ensuring that appropriate infrastructure is in place to allow charging of EVs with green electricity. Norway leads the world in EV ownership and usage with 29% of market share² so it is valuable to emulate their 2020 recommendations which require one public charging station for every 10 EVs³.

1. <https://www.iea.org/publications/freepublications/publication/GlobalEVO Outlook2017.pdf>
2. <http://bze.org.au/electric-vehicles-report/>
3. <http://elbil.no/english/norwegian-ev-policy/>