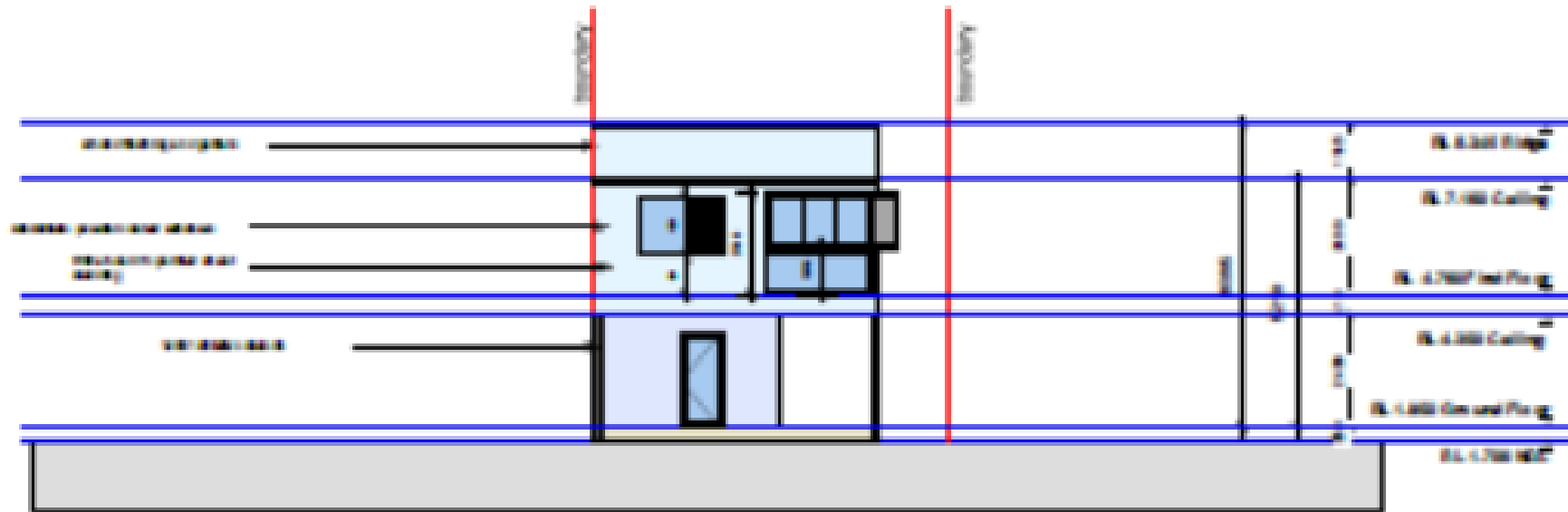


HIDING TRUTH: under a mountain of trivia. Sutherland Council shows how it's done, buried on p.5 of a 40-page report of a developer's plans for a cheap 'Legoland' housing estate, buried among 11 documents, with no further scrutiny.

The full story is on www.woronoravalley.com

No	Name	Detail	Response
2.5		The development is medium density development in disguise using caravan park standards as a pretext to install a number of similar buildings. Information has been withheld on the no-frills new housing estate	The caravan park has existing development consent for a maximum of 67 sites. The park will remain as an operating caravan park. Installation of moveable dwellings including manufactured homes is permitted in a caravan park with approval.
2.6		Excessive foundations for a temporary building, 1.2m deep foundation could support a larger development. At the end of the temporary use phase, the foundation that are left are contrary to the requirement of returning the site to its original condition.	Some foundations from a previous building (suspected of being a shop and dwelling from the 60's and 70's) were uncovered and have been removed. No new foundations have been built. There is no requirement to return the site to original condition. The proposed dwelling will be used as a temporary display home and then be used as accommodation within the caravan park. There is no concrete slab shown in the drawings rather this is the ground and the height of 1.3m is the AHD level not depth of foundations.
2.7		The site is a gross over population for the low-density area.	The caravan park has existing development consent for a maximum of 67 sites. Under clause 121 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005, each site is able to accommodate up to 12 persons per night. Therefore, the park currently has approval for a theoretical overnight population of 804 people. The installation of a new dwelling and subsequent temporary use of the dwelling as a display home will not increase the number of residents able to be accommodated within the park.
2.8		The development will damage the amenity of the area	The installation of a dwelling and the temporary use of that dwelling as a display home will not have an adverse impact on the amenity of the area. It will not result in any overshadowing of nearby residential properties nor will it result in the loss of significant views. The site on which the dwelling will be located will be landscaped.

DA Tracker, SSC; **ILLEGIBLE DRAWINGS**, as published by Council with a crucial elevation unreadable, Figure 5.



PROPOSED EAST FACAD ELEVATION

Developer plan to Council in January, where crucial information was unreadable or buried in a mountain of trivia.

[DA180049 Revised 1 Community submissions and responses 2018 11 09](#)

Application ID	DA18/0049
Description	Temporary use of a moveable dwelling as an exhibition home at Woronora Caravan Park
Group	Development Assessment
Category	Commercial Construction
Sub Category	
Lodgement Date	18/01/2018
Estimated Cost	\$1.00

Additional Information

Contact	Daniel Lukic
Notification Start Date	23/11/2018
Notification End Date	10/12/2018
Review Date	

Properties

Address	Land Description
1 Menai Road WORONORA NSW 2232	Lot 129 DP 777968

Documents

Determination Documents

This application has not yet been determined.

DMS Neighbour Notification/Advice Letter

24/01/2018 - [DA180049 NN Letter](#)

Supplementary Documents

22/01/2018 - [DA180049 Fire Safety Schedule](#)

22/01/2018 - [DA180049 Neighbour Notification Plans](#)

22/01/2018 - [DA180049 Original Architectural Drawings](#)

15/11/2018 - [DA180049 Revised 1 Architectural Plans 2018 11 09](#)

15/11/2018 - [DA180049 Revised 1 Community submissions and responses 2018 11 09](#)

15/11/2018 - [DA180049 Revised 1 response to request for further information](#)

23/11/2018 - [DA180049 Revised 2 Architectural Plans 2018 11 22](#)

23/11/2018 - [DA180049 Revised 2 Elevation & Sections Plans 2018 11 22](#)

22/01/2018 - [DA180049 Statement of Environmental Effects](#)

12/02/2018 - [DA180049 Submissions](#)

Floor Plans

There are no floor plans related to this application.

Related Applications

There are no related applications.

Submissions

Public submissions until 10/12/2018.

The number of submissions appears as 0 until it is updated.

This will be within a week of closure of the Public Submissions period.

There were 14 submissions received. For submissions received after 1 July 2017, look for

DA180049 Submissions in the Supplementary Documents list above.