

HOME VALUES THREATENED AT WORONORA

Property values at Woronora are threatened by a revised plan for a cheap two-storey housing estate to replace the local caravan park by the riverside.

The project is prohibited, but uses legal loopholes to seek exemption from Sutherland Shire Council. Objections can be lodged by Friday 12 April to MA18/0400 (also DA18/0049, MA 18/044) -- at Council in Eton St or online (DA Tracker, below).

Key points to put in objections are:

- 1- This plan is not “substantially the same development as the original,” hence it is illegal. Any cabins would be *constructed* on site, not *moved* or *moveable*.
- 2- Developers claim that their two-storey fibro housing estate is as good as Woronora’s existing two-storey brick homes with spacious yards. It is not.
- 3- This is the first step in piecemeal overdevelopment, disguised at the old caravan park.
- 4- This prefabricated Legoland is “prohibited” by its zoning, but dubious legal loopholes are claimed to justify it. Local councillors are fully aware.
- 5- Also proposed is a display home as a sales office for the no-frills new housing estate, which is also a prohibited “commercial” use of residential land by the developer, Wattle Residential Parks. Its very name reveals its true intent, no longer a caravan park (DA18/0049, Council website below).
- 6- A series of other violations by developers have seen new dwellings installed which violate regulations of 2015 on height etc; two cabins on one site; use of temporary and permanent sites interchanged (contrary to Council consent); sub-standard dwellings let to tenants before completion, for profits in Sydney’s inflated housing market.
- 7- A bulky eyesore is proposed, a gross overdevelopment as viewed from Woronora River and nearby suburbs. It violates foreshore and other requirements of Council’s SSLEP2015.
- 8- Plans of 2019 conflict with the original plans, and seek to change true site dimensions of 1988 by stealth, which were concealed by the 2008 expansion plans.
- 9- Any intent to sell off Legoland sites later at inflated Sydney prices was not revealed.
- 10- “Moveable dwellings” of two storeys are too large to shift safely by road. They are not then “moveable”.

[Photo: a one-storey moveable home in a jackknife crash on flat road in NSW, 2017. Councillors are aware of the steep, hairpin bends at Woronora, with dangers to the people below from jackknifed semi-trailers.]



Fuller details of the 2019 proposal are at:

[https://propertydevelopment.ssc.nsw.gov.au/PublicEPropertyPDF/MA180400%20Revised%201%20Additional%20Info%20cover%20letter%202013%2003%2018%20-%20\[A5980498\].pdf](https://propertydevelopment.ssc.nsw.gov.au/PublicEPropertyPDF/MA180400%20Revised%201%20Additional%20Info%20cover%20letter%202013%2003%2018%20-%20[A5980498].pdf)

The development drew a hostile audience of locals, at a recent exhibition of plans on site.

Last year, an application detailed large two-storey fibro structures to replace caravans and moveable cabins on this riverside land at 1 Menai Rd: DA18/0049, viewable on Council’s website DA Tracker. It was described as “commercial construction” which is prohibited:

[https://propertydevelopment.ssc.nsw.gov.au/T1PRProd/WebApps/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?r=SSC.P1.WEBGU EST&f=\\$P1.ETR.APPDET.VIW&ApplicationId=DA18%2f0049](https://propertydevelopment.ssc.nsw.gov.au/T1PRProd/WebApps/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?r=SSC.P1.WEBGU EST&f=$P1.ETR.APPDET.VIW&ApplicationId=DA18%2f0049)

+++++++ By Don Pagé www.woronoravalley.com 6 April 2019

Objections to the above plans can also be sent directly by email to: ssc@ssc.nsw.gov.au

Contact your MP and E-Ward councillors if you wish to complain:

John Riad (Liberal)	jriad@ssc.nsw.gov.au	0408 919 760;
Peter Scaysbrook (ALP)	pscaysbrook@ssc.nsw.gov.au	0425 216 911;
Steve Simpson (ind.)	stevesimpson@ssc.nsw.gov.au	0414 193 699.

The NSW Government has encouraged Council’s overdevelopment agenda. Contact :

State MP for Heathcote, Lee Evans: Heathcote@parliament.nsw.gov.au 9548 0144