

One last chance to object to the Legoland plan for Woronora Caravan Park – until Monday 10 December, quoting DA18/0049 (*temporary use of a moveable dwelling as an exhibition home*). Read people’s latest objections to a related plan, MA18/0400. The process is like a jigsaw puzzle to confuse people, with the full picture hidden until all pieces are assembled.

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Excerpts from residents’ objections so far to Sutherland Council, including WVRA Inc’s.

- “I am proud of my lovely home on the water in Prices Circuit, and reject the developers’ absurd claim that their two-storey fibro/tin shacks are ‘consistent’ with my two-storey brick home. This is ridiculous: I have lawn and trees, but Legoland has no room for anything but weeds and bitumen.”
- “The “display home” is a commercial real-estate office in fact, disguised as a dwelling, which violates Council planning laws for a residential area (*prohibited use*).”
- “Council should buy the site, and rectify this anomaly before it gets worse.”
- “I am stunned that Legoland is claimed as a caravan park – which bans caravans, and replaces them with two-storey humpies for sale at outrageous profits. This is no longer a caravan park.”
- “I hear that with 67 sites allowed, that is 804 people legal on land the size of two football fields. It is gross overpopulation in a low-density community.”
- “The developers’ were spruiking their cabins a few days ago in Woronora. This is not a caravan park. It was pitched for investors with \$500,000, cash only. For that they would get a fibro/tin humpy, two storeys high with no garden. Each cabin is legal for 12 residents, all living somehow in two bedrooms or in tents under cover.”
- “This will be a horror in a flood or bushfire, as cars are gridlocked and break down in flood waters, with collisions on steep bends out of the Woronora valley. We do not need 804 more people with more motor cars during an emergency.”

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Objection from WVRA Inc to Sutherland Shire Council.

General Manager,
Sutherland Shire Council,

OBJECTION TO ‘LEGOLAND’, 1 Menai Rd, Woronora

Dear Ms Grewal,

Woronora Valley Residents Association Inc offers its objections to plans before Sutherland Shire Council relating to the over-development of the Woronora Caravan Park. It must be rejected. Several proposals are involved including MA18/0400 and DA18/0049, and at least two others which are not readily found. Council’s website is unfortunately obscure and not user-friendly, making it difficult to search for vital information for local residents.

In fact, the initial Council documents for display did not exist on its website, denied to the public while the deadline approached for objections. Staff advised that the documents would not be available until the developers paid the fees – but the clock was running out for objectors, still kept in the dark.

When documents did appear, key drawings were unreadable (elevations).

- 1- Council needs to tell the company to stop hiding its real plans by breaking them into bits, concealing the big picture until the jigsaw puzzle is fully assembled. Until then, the fragments must all be rejected by Council.
- 2- Legoland does not comply with either past or present zonings, and must be rejected.
- 3- This is not “substantially the same” development as the original, as required by law, and must be rejected.

- 4- This is not a caravan park as before, but a no-frills, high-density new housing estate, with container-like cabins, double-stacked like Lego blocks in tight formation. This is prohibited in the RE2 zone.
- 5- Developers held a sales pitch for locals recently, which drew a hostile audience of about 40 residents. They opposed this huge eyesore planned. Not one of our three E-Ward councillors turned up to face them.
- 6- This is not a caravan park despite the pretence of “existing-use rights”. It was pitched for investors with \$500,000, cash only. For that they would get a fibro/tin cabin, two storeys high with no garden. Somehow each cabin is legal for 12 residents, living somehow in two bedrooms or in tents under cover. Legally, mattresses could be rented for about \$45 each, on current market values.
- 7- With 67 sites allowed, that is 804 people legal on land the size of two football fields. The current plan at Council has deleted that shocking number, which had been in the previous plans last January. It is gross overpopulation in a low-density community.
- 8- Council has enough opposition over boarding houses, to invite more .
- 9- This is not a van-park but a whole new concept of high-density, low-quality homes, with huge profits for developers in an overpriced Sydney market. The first containerised cabins could be on-site in weeks.
- 10- Council faces another long public battle because of recent State loopholes: developers can claim this as a caravan park, then ban caravans -- and replace them with two-storey containers as dwellings for sale at outrageous prices. This stunning contradiction has escaped detection by Council planners. This is no longer a caravan park.
- 11- Council should buy the site, and rectify its problem history. This planning dinosaur deserves extinction, once and for all. A few permanent, long-standing residents will need to be properly accommodated. They have existing-use rights too.
- 12- Legoland violates the Shire’s RE2 Zone requiring “that the scale, density and form of development... is compatible with the surrounding urban form and natural setting.” It is not.
- 13- Councillors are forbidden to approve plans unless “the appearance of the development will be compatible with the surrounding area.” The company claimed falsely that its two-storey container-like display home is “consistent” with the standard of the two-storey homes nearby. It is not.
- 14- Property values will plummet, with this eyesore at the gateway to Woronora’s high-value housing, based on legal loopholes by State Government.
- 15- The “display home” is a commercial real-estate office in fact, disguised as a dwelling, which violates Council planning laws for a residential area.
- 16- Council is breaching its duty to inform the public, when the full details are concealed. Council’s website failed to produce the official documents for the address at “1 Menai Road Woronora” (on DA Tracker); documents now only appear if the magic number of the plan is known, MA18/0400 or DA18/0049 . Two related plans mentioned by staff are not locatable.
- 17- There is no such thing as a two-storey caravan; yet the human density per site would be doubled with two storeys. Promises to reduce site numbers are not enforceable.
- 18- All plans for this site must be rejected until the developers produce an honest DA for the whole project. All plans so far are just glossy advertising with no legal standing.
- 19- “Existing-use right’ is claimed as a caravan park, when the proposal is very different: a cheap over-development in disguise, not built to normal standards for Woronora.
- 20- The caravan park is prohibited under the current zoning, RE2 Private Recreation, but legal loopholes are being abused to change its status improperly. It does not comply with either the old or new zoning.
- 21- The bulk and high-density violate the standards at Woronora: the plan is for cheap cabins stacked like children’s Lego blocks, or like containers at Port Botany -- in a prestige waterfront suburb, on a pretext.
- 22- Council’s LEP 2015 prohibits stage-1 of Legoland: “a new dwelling house is not permissible within the foreshore area ... (unless) there is no reasonable alternative.... (Permission for a new dwelling)

will only occur in exceptional circumstances.” The whole site covers over 9,000 m2, with no excuse to violate the foreshore building line as planned.

23- The display home could be the first de-facto boarding house on the 67 caravan sites, with 12 people legal in each now. At the bottom of the market, rentals could be as low as \$45 a mattress in caravans, tents or cabins. This caters to transient “drug-addicts, ex-convicts or other reprobates,” as one resident feared at a meeting.

24- Council has turned a blind eye, burying the worst features in a mountain of trivia provided by the company, instead of highlighting them robustly.

25- A two-storey Legoland could grow to three or more levels of container-like cabins, at the stroke of a minister’s pen.

26- The plan admits a major violation: the ground floor plan was a metre below the legal flood-level. The company has dismissed this breach as an “inconsistency”, and told Council that compliance is “impractical and unnecessary”. The company glossed over apparent violations of both the Shire’s LEP2015 and a DCP2015 relating to flooding, zoning, etc.

27- The company’s solution is to ignore the law and hide breaches in verbiage. Council has a duty to expose the truth publicly.

28- Woronora streets could soon be parked out by visitors to the van-park. Three much smaller commercial sites in Woronora provide up to 15 visitor spaces each, while Legoland wants two spaces only for 67 caravan sites – less than Council’s DCP minimum. Provision must be made for an internal car-park, rather than maximise profits for the developers.

29- One parking space on each site is grossly inadequate for modern families with two cars or more. Public transport for Woronora is woeful, with multi-car families normal, as a result. A huge overflow of cars from Legoland will fill Woronora streets.

30- It is not clear if Legoland is avoiding Council requirements for DAs on “change of use”, “major residential” plans, etc.

31- Violation of Section 68 by the Development Consent for the site was admitted by the developers by report of 1 November 2018 (DFP) in the previous application.

32- Legoland breaches Council’s rubbery LEP2015, which requires plans to “minimise adverse visual impact of development when viewed from adjacent land and waterways.” The developers’ reply to Council failed to mention the impact on our waterways.

33- Development in the van-park zone also fails “to protect and enhance the natural environment for recreational purposes,” as required by Council.

34- Council notifications about the Legoland plans were unreadable on its website, and as mailed belatedly to Woronora residents days before the deadline.

35- The picture is confused by four active applications before Council for the caravan site:

- a) the installation of a two-storey movable dwelling;
- b) the temporary use of a moveable dwelling as an exhibition home;
- c) a second application for the installation of a two-storey movable dwelling;
- d) a modification application to reconfigure the caravan-park layout.

Yours sincerely,
Woronora Valley Residents Association Inc,
6 December 2018