

## Locals want parkland, not 'bulky eyesore'

Public acquisition for future parkland at Woronora has been urged on Council, in objections to a plan for a cheap new housing estate, with 50 two-storey fibro cabins packed onto the prime riverside site.

Objectors have described the proposals as "cynical ... ugly ... illegal ... monstrosities", and called on Sutherland Shire Council to reject them. A public display of the plan (*photo*) last year drew an angry reaction from locals who attended.

Falling property values were predicted if it goes ahead, clashing visually with nearby brick homes and spacious yards. The developer claimed that his cramped fibro 'Legoland' was of the same standard as those nearby homes. It is not. Other objectors wrote:

"A parkland area there would be a better use for Woronora residents and visitors."

"This is not substantially the same development as the original, hence it is illegal and would be out of place in a quiet residential area, especially in such a sensitive environmental area like Woronora River."



"This is the first step in a cluttered overdevelopment. It will be a bulky eyesore... viewed from the Woronora River and nearby suburbs."

"Council should acquire this land for a new riverside reserve, to resolve finally the conflicts between present zoning and past use, once and for all." [A few existing permanent residents would need relocation and compensation to achieve this legally.]

Current zoning is RE2, private recreation, which forbids even the current caravan park here, but the developer claims 'existing-use rights' for a no-frills medium-density redevelopment on the 9,000 square-metre site. It is low-lying, flood-prone and fire-prone. Underlying it is a layer of soil which produces sulfuric acid when disturbed and exposed to water and oxygen.

The previous manager has been moved to Queensland by Wattle Residential Parks, removing the key official designated to handle emergencies, evacuation, flooding etc in all the official safety plans.

A display home is also sought by the developers, which is a prohibited commercial use of residential land. On one hand, existing-use rights are claimed to redevelop residential land and then violated to promote a new commercial use by stealth.

The hidden resizing of internal lots was criticized, and Council asked to investigate boundary breaches and illegal new installations lately by the developers, secretly violating height restrictions etc which were mandated by 2013/2015 rules.

By Don Pagé, 9 May 2019 [www.woronoravalley.com](http://www.woronoravalley.com)

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The NSW Government has driven Council's overdevelopment agenda.

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