

It's either Legoland, or 'druggies, ex-convicts'

Woronora caravan park could be filled with "drug-addicts, ex-convicts and other reprobates", unless the new 'Legoland' housing estate is approved by Sutherland Shire Council.

This was seen as a veiled threat to discourage objections to the plan, WVRA Inc was told last week by permanent residents who had been talking with the developers.

804 residents is the legal maximum for the 67 van sites under State law, far higher density than in the rest of Woronora. The area is barely the size of two football fields.

Normal building standards do not apply to "moveable dwellings", by State Government loopholes revealed on this website. Twelve people are allowed for each caravan site including tents, regardless of developers' claims.

Park residents have said that the company made clear its final option last year in talks, if it did not get its way – that is, to fill the caravan park with undesirables to boost profits.

They fear being surrounded by hundreds of "drug-addicts, ex-convicts and other reprobates" unless they accept the over-development.

Their fears were heard by two Shire Councillors, Peter Scaysbrook and Diedree Steinwall, who were at the WVRA Inc meeting. Local NSW Liberal MPs Lee Evans and Melanie Gibbons have also been informed, along with Federal MP Craig Kelly. No replies have been received yet.

STILL TIME TO OBJECT

The caravan park is planned as a new no-frills two-storey estate, with bits of it now before Sutherland Shire Council for approval. Objections are due by December 7 or so: ssc@ssc.nsw.gov.au
Draft letters to submit will be available on this website soon.

Existing-use rights are being claimed as a van-park, although the new estate is a very different use. Tight rows of two-storey container-like cabins may start in January, if councillors approve a display home to sell the project. It is not clear if higher stacking may happen later, like Port Botany.

The allegations were made to a meeting of Woronora Valley Residents Association Inc last week, by a van-park resident. He reported a clear message he got from the developers -- unless Council approves their new two-storey 'caravan park', it could be filled with undesirables.

Four options were given to residents by the developers:

- 1- A caravan park, as existing.
- 2- Relocation of permanent residents to fenced corner, "an apartheid-style ghetto" as described by one.
- 3- The official plan for a two-storey Legoland of container-like cabins.
- 4- Or short-term rentals to anyone -- "drug-addicts, ex-convicts and other reprobates," as residents feared.

The developers expect to be able to sell container-like dwellings for about \$500,000 each in Sydney's overpriced real-estate market. They are to caravan standard only -- at the visual gateway to riverside Woronora, but not to normal housing standards. Property values would plummet.

The caravan park was bought in May 2016, with threats to terminate leases soon after to clear the way for the new Legoland estate.

As well as objections to the overdevelopment now before council, others can be sent to:

State MP Lee Evans, heathcote@parliament.nsw.gov.au

State MP Melanie Gibbons, holsworthy@parliament.nsw.gov.au

Shire E-Ward councillors Peter Scaysbrook (Lab.), John Riad (Lib.), Steve Simpson:

jriad@ssc.nsw.gov.au; pscaysbrook@ssc.nsw.gov.au; stevesimpson@ssc.nsw.gov.au

Federal MP Craig Kelly, craig.kelly.mp@aph.gov.au