

## Summary of Submissions

### Planning Proposal Request – Willinga Park Equestrian Centre, Forster Drive Bawley Point

#### Pre-Gateway Request for Preliminary Feedback

No.	Submitter	Summary of Submission	Main themes
1	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Noise impacts - currently affected by events - can hear country music concerts at night and loud PA system during day, even though located away from park.</p> <p>Traffic and noise increases - very concerned that increasing functions and wider audience, concerts, weddings will make impacts worse. Moved to quiet village 20 years ago and area rapidly changing with Willinga Park development.</p> <p>Housing affordability impact of tourism - Locals cannot find permanent rentals and encouraging more tourists will increase problem. Do not presume Bawley/Kioloa residents want more tourism infrastructure.</p> <p>Leave zoning and exempt provisions as they are.</p> <p>Please send notification to wider audience in Bawley Point as this proposal is not a small request and will affect a lot of people.</p>	<p>Noise</p> <p>Traffic</p> <p>Character impacts</p> <p>Housing affordability</p> <p>Tourism impacts</p> <p>Exempt development / without consent concerns</p> <p>Community engagement</p>
2	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Traffic and noise impacts. Believe Willinga Park has permission to run 2 agricultural events per month - already traffic and event noise including helicopters. Frequent large damage local roads. Changing use of events will bring in more noise and traffic.</p> <p>Community told only limited range of events, now looks like full-blown resort, already 34 guest houses and proposal for 44 room guest house (hotels and motels are not permitted in current zone).</p> <p>Wider Bawley community should be notified. Attraction of Bawley Point is quiet coastal village. Now locals can no longer afford or find local housing to rent, partly due to attention Willinga Park has drawn to area. If tourism not managed will become like Byron Bay, where locals will have to live outside Bawley Point.</p> <p>Concerned events will not bring much to community as food catering and accommodation all handled inside Willinga Park and visitors will not spend money in local community, will only maybe use beaches and degrade Council assets.</p> <p>Will Willinga Park be able to manage effluent treatment without impact on Willinga Lagoon (5000 people twice a month plus another 350 people for other events), does not make sense for town not</p>	<p>Traffic</p> <p>Noise</p> <p>Road condition / maintenance</p> <p>Cumulative impacts</p> <p>Non rural use</p> <p>Community engagement</p> <p>Character impacts</p> <p>Housing affordability</p> <p>Tourism impacts</p> <p>Community impacts</p> <p>Water quality</p>

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		connected to town sewage.	
3	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Willinga Park has had significant detrimental effects on our community. If the current zoning does not allow for proposed events, why even consider the proposal? Allowing exemptions from planning approval for further events would be travesty.</p> <p>Protect our small communities from commercial operations that may not consider the harmful effects of their development on local communities and environment.</p> <p>When Willinga Park first began to develop, proponent stated only wanted to create a botanic garden. For a site zoned RU2, Willinga Park is a long way from a botanic garden.</p> <p>On Sunday 1/8/21, attended a meeting regarding this proposal. The Bawley Point /Kioloa/ Termeil communities well represented. Overwhelming feeling was communities do not want any further harmful provisions. Will negatively affect the amenity by ongoing development at Willinga Park.</p> <p>Noted that the council planning officers presenting stated that "council sees Willinga Park as an asset". This is not the way many in the community see it and it is very concerning to hear such statements. Our communities are small seaside hamlets where people live to escape big business and the influences of commercial operations like Willinga Park. To date the Willinga Park development (~72 development applications) has increasingly harmed amenity.</p> <p><b>Planning controls</b></p> <p>LEPs are main planning tool to shape future of communities and ensure local development is done appropriately. Argue the development has already gone outside the LEP and current zone laws and creates a precedent for future harmful developments. Mandatory requirements of our zoning laws do not allow for the proposal. Require support of local representatives and state legislators to consider the impact that one commercial operation can have, to prevent this impact from growing ever worse through increased traffic, noise, increased visitor numbers and the harm both cause to our natural environment.</p> <p>Can be argued nothing in this proposal is in the public interest and only for the interest of Willinga Park. "Use of approved facilities on the site for non equine or agricultural estate functions is prohibited." - proposal counters "that this is a lost opportunity for Willinga Park." This may be but it is a protection for our communities from commercial operators.</p> <p>Function centres are not permissible under the LEP and would only be harmful for local business as Willinga Park is self sufficient. Visitors mentioned in the proposal ranges from 350 per event up to a staggering 350,000/year. Each of these visitors travels through Termeil and Bawley Point - travesty for our already heavily affected communities. This proposal is an unreasonable request with no planning basis or consent provisions. Very obviously not procedurally or technically OK within our</p>	<p>Community impacts</p> <p>Inconsistent with planning controls</p> <p>Exempt development / without consent concerns</p> <p>Commercialisation</p> <p>Environmental impacts</p> <p>Method of expansion</p> <p>Amenity/lifestyle impacts</p> <p>Transparency</p> <p>Character impacts</p> <p>Precedent</p> <p>Traffic</p> <p>Noise</p> <p>Tourism impacts</p> <p>Cumulative impacts</p> <p>Strategic justification and suitability</p> <p>Water quality</p>

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		<p>planning laws.</p> <p>The objectives of the existing planning controls for a site zoned RU2 are:</p> <ol style="list-style-type: none"> <li><i>1. To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i></li> <li><i>2. To maintain the rural character of the land.</i></li> <li><i>3. To provide for a range of compatible land uses including extensive agriculture.</i></li> </ol> <p>Looking at the current development through these objectives makes you wonder how it fits these objectives. "Additional permitted uses of a function centre" is not in touch with the above objectives.</p> <p>The Illawarra Shoalhaven Regional Plan goals are:</p> <ol style="list-style-type: none"> <li><i>1. Prosperous Shoalhaven communities.</i></li> <li><i>2. Communities that are strong, healthy and connected.</i></li> <li><i>3. Appropriate use of agricultural and rural lands.</i></li> <li><i>4. Protect and enhance the local environment.</i></li> </ol> <p>It is very difficult to see how this proposal meets any of the above goals for our communities.</p> <p><b>Summary</b></p> <ol style="list-style-type: none"> <li>1. The amenity of our small communities has been detrimentally affected by the development of Willinga Park to date and any further allowable provisions or development will have far greater negative impacts.</li> <li>2. The core strength of our towns is its natural beauty and undeveloped nature which is a haven for residents and tourists. This would be put at risk by a potential increase of up to 350,000 visitors to Willinga Park each year.</li> <li>3. The planning proposal is not consistent with the applicable State Environmental Planning Policy or applicable ministerial directions.</li> <li>4. Not permitted on land zoned RU2.</li> <li>5. Huge increase in traffic, noise and foot numbers will have significant environmental effects on all areas of our communities but specifically Willinga Lake.</li> </ol>	
4	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Not reflective of our community Bawley Point. Will negatively affect the feel of our town, and will not be of benefit to community. Don't believe function centres should be permissible. Current zoning laws do not allow this and don't believe they should be changed for the site.</p>	<p>Character impacts</p> <p>Community impacts</p> <p>Inconsistent with planning controls</p>
5	Household Bawley Point	<p><b>Object to proposal</b></p> <p>Object to exceptions to the RU2 and E2 zoning in our area. Already allowances made for this property. Residents settle in these areas aware of environmental constraints and for lifestyle.</p>	<p>Inconsistent with planning controls</p> <p>Character impacts</p> <p>Inequity</p>

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		<p>Willinga Park owners also aware of these constraints and land use zones yet feel they should be treated differently and more favourably than others.</p> <p>Concern proposal sets precedent – opens door for others in rural spaces expecting exemptions to planning controls.</p> <p>Seeking 'exempt development' approval seems to allow free reign to do whatever, as long as there is under 351 attendees, no limit on number of events. Concerned about enforcement - How does council plan to control event impacts. Even if a trivial fine issued, the developer is allowed to carry on.</p>	<p>Precedent</p> <p>Enforcement and compliance</p> <p>Exempt development / without consent concerns</p>
6	Resident of Burrill Lake – Builder	<p><b>Support proposal</b></p> <p>Support change in planning provisions to allow a wider range of events at very excellent Equine Education Centre at Willinga Park. Advantageous to our community. Could hold Council meetings, entertainment (e.g. Tom Burlinson), minor musical events, cultural and community get-togethers. Positive social impacts. Additional tourist attraction to complement surf beach attractions in area.</p> <p>Sets example of good architecture, landscaping and town planning and the EEC is a wonderful building and should be utilized by the community.</p>	<p>Entertainment</p> <p>Community benefits</p> <p>Tourist attraction</p> <p>High quality architecture</p>
7	Business Owner Moruya	<p><b>Support proposal</b></p> <p>From personal and business perspective support the proposal. Have attended multiple events at Willinga Park - feedback from attendees all amazing and supportive. Having a 5 star architectural facility in Shoalhaven for events and conferences brings employment, investment and entertainment dollars, all of which directly benefit the community.</p>	<p>Entertainment</p> <p>High quality architecture</p> <p>Jobs</p> <p>Economic benefits</p>
8	Resident Bawley Point	<p><b>Support proposal</b></p> <p>Beautiful facility for council meetings, various governments wishing to communicate policies in the area, entertainment (e.g. Tom Burlinson) minor musical events, cultural and community get-togethers. Positive social impacts. Add another dimension to community and much needed entertainment. Fortunate to have on doorstep for education and training.</p>	<p>High quality architecture</p> <p>Entertainment</p> <p>Community benefits</p> <p>Education and training</p>
9	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Ideal facility for functions. Advantageous to our community and businesses to get away from their usual workplace to meet. Have attended multiple events (Equine, Sculptures) and the Bushfire Summit in January 2020. Example of good architecture, landscaping and the conference centre is wonderful building and should be utilized by the community and businesses from the region, Canberra and Sydney.</p>	<p>High quality architecture</p> <p>Education and training</p> <p>Entertainment</p> <p>Tourist attraction</p>
10	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Ideal facility for functions. Would be of great benefit to community. Family has often attended</p>	<p>High quality architecture</p> <p>Entertainment</p>

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		<p>events at Willinga Park and would openly welcome other functions or entertainment such as the scheduled Tom Burlinson concert, other minor musical events or cultural and community get-togethers. During these times and in future I feel this would have a very positive impact to the community adding another dimension. Willinga Park has always promoted its events to the community and opened its gates during times of need.</p> <p>Fantastic example of architecture, landscaping and town planning, would be a shame not to see the Equine Education Centre not utilised by community.</p>	<p>Community benefits</p> <p>Community resilience</p>
11	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Siting, design and infrastructure of Education Centre perfect for activities of international calibre – entertainment, art and business exhibitions, music, corporate meetings, social gatherings. Sits approx. 1 km from eastern boundary. Amenities of international standard:</p> <ul style="list-style-type: none"> <li>• A Large auditorium with acoustic control, high level quality audio visual systems and a grand piano with IT connectivity</li> <li>• Its own electrical power supply and waste management systems</li> <li>• Large scale, sealed car park and on site accommodation</li> <li>• a modern commercial kitchen, spacious lounge, bar and reception space</li> </ul> <p>Additional functions and uses needed to grow the future of the economic and cultural life of the region, the business viability and sustainability of Willinga Park, and capacity to fulfil its vision as a Centre of regional and national excellence. Arguably the finest facility in rural/regional Australia and one equestrian communities are proud of. Capable of diversifying. Impacts and perceived issues may need to be addressed, but important to support proposal to the next stage of legal and formal consideration and assessment by community and Council.</p>	<p>High quality architecture</p> <p>Entertainment</p> <p>On-site infrastructure</p> <p>Economic benefits</p> <p>Culture</p> <p>Equestrian facilities</p> <p>Diversification</p>
12	No address provided	<b>Object to proposal</b>	
13	Household residents of Bawley Point	<p><b>Object to proposal</b></p> <p>Writing again about Willinga Park – constant endeavour. Constant noise and building work despite being told there would be no issues.</p> <p>Traffic starts 6.45am till 6pm, 6 days a week. 25-30 double trucks passing homes (60 times past house). Unbearable. Hay deliveries, large horse floats (all hours, day and night), heavy machinery. Noise and vibration impacts from traffic. Owner does not understand or does not want to understand impacts on residents.</p> <p>Will proposal impact on other wedding facilities in area and people's associated livelihoods?</p>	<p>Cumulative impacts</p> <p>Noise</p> <p>Construction impacts</p> <p>Traffic</p> <p>Heavy vehicles</p> <p>Vibration</p> <p>Economic impacts</p>

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		<p>Cumulative impacts from other venues – how many wedding venues do we need in Bawley Point? Believe Kioloa residents previously in support cannot stand noise and traffic. As long-term residents used to be happy peaceful, quiet village.</p> <p>Need to open back of property and build another road – to take traffic away from centre of Bawley Point. This would take away anxiety from residents, most concerned about traffic. Current road is constantly damaged, fixed at least 3 times and bad again – heavy machinery not meant for local roads. Traffic speeds and is unsafe. Please reject proposal so we can get on with our lives.</p>	<p>Character impacts</p> <p>Alternate road access</p> <p>Road condition/maintenance</p> <p>Safety (traffic)</p>
14	Resident Bawley Point	<p><b>Support proposal</b></p> <p>Thank Council for addressing community meeting. Strongly support and see proposal having a very positive impact on wider community. Willinga Park already provided a great deal of employment, training, education and entertainment. Bawley Point and Kioloa are outside major centres, and Willinga Park provides a spectacular venue. Will add activities for visitors and locals.</p> <p>Opposition arises not specifically just concerning events at Willinga Park, but is focused on the issue of increasing traffic. Even during winter, have seen marked increase along Bawley Point Road and Murramarang Road, as previous weekend-only visitors have decided to reside longer term here due to COVID crisis. Traffic is horrendous during peak periods between Christmas and New Year, worst at Easter, forcing local residents to avoid travelling on the roads at all. The 2019/20 bushfires also trapped local residents as our entry road closed, and the magnificent environmental planning at Willinga Park meant that our little town escaped the worst of the fires.</p> <p>Traffic must be essential and urgent focus for the Council. Obvious need for "traffic splitting", not only to access Willinga Park during events, but also to reduce the heavy load on our two single roads during summer. Grateful if urgent consideration given to include the development of a new road in and out of Bawley Point/Kioloa as part of the Planning Proposal process. Could save lives.</p>	<p>Community benefits</p> <p>Jobs</p> <p>Education and training</p> <p>Entertainment</p> <p>Tourist attraction</p> <p>Traffic</p> <p>Bushfire resilience</p> <p>Alternate access road</p> <p>Safety (traffic)</p>
15	Resident of Bawley Point – No address provided	<p><b>Support Proposal</b></p> <p>Long term resident of Bawley Point. Willinga Park helps with lack of employment opportunities in regions.</p> <p>Based on the 2016 census data, the permanent population is 698 Bawley Point, 257 Kioloa and 252 Termeil. Willinga Park has permanent full time staff of 30 plus in village of casual work (seasonally increased during summer holidays when population swells to 15,000). Proposal will maximise use of existing facilities, more economic activity in Village and potentially more local employment.</p> <p><b>Demographic tension</b></p> <p>Large percentage of retirees who do not have a requirement to be employed. But also large number of working age. View held by some older residents that any expansion of Willinga Park will "change the fabric" of the village irreversibly. Concurrent is "that we moved here for the bush setting and</p>	<p>Jobs</p> <p>Population changes</p> <p>Community engagement</p> <p>Community impacts</p> <p>Economic benefits</p> <p>Support local business</p> <p>Traffic</p> <p>Noise</p> <p>Alternate access road</p> <p>Conditions of operation (approval</p>

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		<p>tranquillity". Bush setting assertion needs to be examined as Willinga Park is quite out of the way and has virtually no impact on Bawley Point, Termeil and Kioloa. Younger demographic think differently about what sort of village they would like to see, but generally not as vocal about their hopes and aspirations.</p> <p>Small villages can be extraordinarily supportive but also can ostracise those who do not share views. This reality has forced the Community Association to have written ballots at meetings rather than a show of hands so there is no subsequent victimisation of individuals!</p> <p>Willinga Park because of the vision of its owner is simply world class. Clientele more likely top end of town. More economic activity not only in Bawley Point but in Ulladulla, Mollymook and Bateman's Bay where Willinga Park sources products.</p> <p><b>Roads and Noise</b></p> <p>Will be increased traffic on roads and some accompanying noise. However, reasonable to expect if this proposal goes ahead, Council will consider remediation strategies including the possibility of gaining access to the Princes Highway through other routes. Hours of operation will no doubt be a condition of Council approval.</p> <p>Single road into the Village may need a more frequent maintenance strategy to cope with larger volumes of traffic movements. However, while the often voiced assertion that the road has been impacted by Willinga Park building activities has some merit, other activities also impact on roads (e.g. cycleway construction).</p> <p><b>The Change paradigm</b></p> <p>The only constant in life that we can rely on is change itself. Beaches and water quality remain the same now as in 1970s. At Christmas when all the houses in Village are occupied the sounds of life are fabulous. Hope that through Willinga Park activities more people get to <b>share</b> the amazing village of Bawley Point.</p>	<p>conditions)</p> <p>Road condition/maintenance</p> <p>Change</p> <p>Vibrancy</p>
16	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Full-time resident. Perfect site for wide range of events and entertainment, has ample car parking, accommodation and catering facilities. World class.</p> <p>Situated over 1km from neighbours, well-lit. Will enhance community, employment opportunities and cultural life. Proud of Willinga Park.</p>	<p>Entertainment</p> <p>On site infrastructure</p> <p>High quality architecture</p> <p>Community benefits</p> <p>Jobs</p> <p>Culture</p>
17	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Deeply concerned. Amount of heavy vehicles and tradesman's trucks at the moment is too much</p>	<p>Traffic</p> <p>Heavy vehicles</p>

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		<p>and been going on for years. Why would the council give approval to this change of zoning I don't see the reason. Large amount of road kill at the moment and noise is affecting people's mental health.</p> <p>I think the council is really leaving itself open for a lot of future complaints. Most residents feel concerned about the traffic and a tragedy could happen on this road to the highway. Road cannot cope, is forever in repair due to large trucks.</p> <p>Why can't Willinga park have its own road to the highway and believe me most people would be grateful.</p>	<p>Cumulative impacts</p> <p>Wildlife impacts (road kill)</p> <p>Noise</p> <p>Health impacts</p> <p>Enforcement and compliance</p> <p>Safety</p> <p>Road condition/maintenance</p> <p>Alternate access road</p>
18	No address provided	<p><b>Support proposal</b></p> <p>Wonderful project in Bawley Point, various events occurring over the years. Provided many local jobs and an excellent tourist attraction. It's a place for families, locals and many visitors to enjoy.</p>	<p>Jobs</p> <p>Tourist attraction</p> <p>Entertainment</p>
19	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Asset to this community, brings employment and sustained growth to this area. Have attended the park on many occasions and find it to be a wonderful addition to the community and would welcome further events in the future.</p>	<p>Jobs</p> <p>Entertainment</p>
20	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Full time resident of several years. Willinga Park most inspiring, Bawley Point fortunate to have beautiful facility on doorstep. Parklands and equestrian facilities exceptional. Well-managed property helped save village from devastating bushfires.</p> <p>Proposal will expand capacity for activities for community and visitors alike.</p> <p>Am in my nineties. Look forward to being able to travel to and park so close to centre and enjoy events (concerts, lunches, talks, cultural events and community gatherings) in stunning surroundings. Ease of access is great aspect.</p>	<p>High quality architecture</p> <p>Equestrian facility</p> <p>Bushfire resilience</p> <p>Community benefits</p> <p>Tourist attraction</p> <p>Entertainment</p> <p>Accessibility</p>
21	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Long-term resident (over 16 years). Vision is world-class facility on doorstep, most in community supportive. Bawley Point is on equestrian map. Aware of contents of planning proposal request and support unequivocally. Enhance ability to provide outstanding events. Will be missing out otherwise, not utilising facilities to full potential.</p>	<p>High quality architecture</p> <p>Equestrian facility</p> <p>Entertainment</p>
22	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Like most people in these small communities, we moved here (16 years ago) for the natural environment, wanted to lessen our footprint and join a community of like-minded people, living a simple life and looking after our planet.</p>	<p>Community impacts</p> <p>Method of expansion</p> <p>Traffic</p>

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		<p>What Willinga Park first proposed to our community was in no way the development that has been ongoing for so many years, impacting negatively on our communities.</p> <p>Traffic throughout all the villages has had a huge impact on many residents for many years and this new proposal traffic increase devastating to think about.</p> <p>Quiet village could have up to 350 000 extra people per year. Is our infrastructure up for this? Can our roads be maintained with this extra traffic? What effects does this traffic have on the residences they pass continually?</p> <p>Noise - From construction, from traffic and from Willinga Park.</p> <p>The <b>environmental</b> impact Willinga Park has had and will continue to have with further development.</p> <p>Willinga Parks Planning proposal is not consistent with the State Environmental Planning Policy.</p> <p>The property has a RU2 zoning to protect against commercial development.</p>	<p>Character impacts</p> <p>Infrastructure inadequacy</p> <p>Road condition/maintenance</p> <p>Amenity/lifestyle impacts</p> <p>Noise</p> <p>Construction impacts</p> <p>Environmental impact</p> <p>Inconsistent with planning controls</p> <p>Commercialisation</p> <p>Non rural use</p>
23	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Living in Bawley Point for nearly 40 years. Visit Willinga Park and am amazed at quality of events and beautiful surroundings. More employment opportunities for local young people. Business allows families to stay, live and work in Bawley Point.</p> <p>Centre has reached out to the broader community – valued business support hospitality, local cafes, retailers and equestrian fans and riders. Benefits to community have been marvellous. Fortunate to have a world class facility in our community. Look forward to future events.</p>	<p>High quality architecture</p> <p>Jobs</p> <p>Economic benefits</p> <p>Community benefits</p> <p>Support local business</p> <p>Equestrian facility</p> <p>Entertainment</p>
24	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Unable to find the DA identifying number. Strongly object to the amendment of the DA proposed for Willinga Park, Forester Drive, Bawley Point proposing the use of the facility for regular conventions and meetings to capacity of over 300. Both Bawley Point Road from the Princes Highway, and Murramarang Road that leads to Forester Drive will be severely impacted by the increased traffic associated with this proposal. Both these roads already badly degraded by the increase in heavy vehicles associated with Willinga Park and further increase of traffic associated with the proposed facility will exacerbate marked deterioration of roads.</p> <p>Permanent increase in noise level of traffic running past residences on Murramarang Road will become unbearable to residents and devalue their properties. This road is also very busy in peak seasons, and visitors including families and children frequently walk beside and along this road to access the shops and the beach.</p> <p>The suburb of Bawley Point is already responding to the economic need for an increase in tourism and housing, however this proposal and the resulting traffic flow is out of proportion to the nature of</p>	<p>Traffic</p> <p>Heavy vehicles</p> <p>Road condition/maintenance</p> <p>Noise</p> <p>Amenity/lifestyle impacts</p> <p>Property values</p> <p>Pedestrian amenity/safety</p> <p>Character impacts</p> <p>Scale of development (inappropriate)</p>

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		Bawley Point and is unsustainable.	
25	No address provided	<b>Object to proposal</b> No more traffic & noise from Willinga Park. Enough is enough.	Traffic Noise
26	Resident of Bawley Point	<b>Support proposal</b> World class facility on doorstep. Benefits brought to community and region are many. Employment for hundreds of people over course of construction and many moved families to area. Economic support for local businesses for local businesses who would have struggled enormously through winter and current pandemic. Provided most generously to community, rebuilding Gantry when old gantry ravaged by king tides; through aero-medical evacuations for helicopter landings. Know too well quick transportation of sick and injured improves chances of survival. Opened facility for people to shelter and place horse in safer environment during 19-20 bushfires. Without any fanfare has donated two very large generators to Bawley Point and Kioloa Rural Fire Brigade, so fire stations won't ever be without power again. Only few examples of community assistance – list is endless. Proposal would benefit the Community culturally enabling a range of events to be held, from rock concerts to classical events to craft exhibitions, workshops and retreats. Could be a launching pad for ideas and culture, bringing people from all over the world, that would bring visitors to our Area and showcase what the Region has to offer.	High quality architecture Jobs Support local business Economic benefits Community benefits Health benefits Bushfire resilience Culture Entertainment Tourist attraction
27	Resident of Bawley Point	<b>Support proposal</b> Local resident, landowner for over 30 years. Personally seen growth of Willinga Park and attended equestrian events with children, grandchildren. Facilities some of the finest in the world – wonderful asset. Watched young future Olympians at facility. Proud and look forward to future events.	Equestrian facility High quality architecture Entertainment
28	Resident of Bawley Point	<b>Support proposal</b> Resident and ratepayer over 30 years. Spent many years holidaying with family in beautiful place, enjoying seeing change and growth. Family have felt privileged to attend events at Willinga Park, enjoy quality and feel pride, equestrian eventers and visitors alike. Support prospect of future events.	Tourist attraction Entertainment Equestrian facility High quality architecture
29	Resident of Bawley Point	<b>Object to proposal</b> Family moved to area permanently over 17 years ago for quiet lifestyle aesthetic, having previously holidayed in area for over 30 years. That aesthetic significantly affected since construction began at Willinga Park. Escaped Sydney due to the noise of heavy traffic, medium density housing and for our overall mental health and well-being. Our way of life has been impacted significantly from the consistent noise and vibration of construction and traffic for over 10 years.	Character impacts Noise Construction impacts Traffic Health impacts

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		<p>Area does not have necessary infrastructure to support this proposal of potentially 351 people twice weekly. That would equate to over 36,000 people utilizing the Park on top of the current Equestrian events held at this facility and does not include staff and services required to support these events. Do not have public transport, nor taxi services and access for emergency services. We are a one road in one road out area. Could have serious implications and consequences for those involved especially if there were a bushfire situation, motor vehicle accident or personal injury on site at Willinga Park. What about the potential security risk for locals? How would outdoor events be policed?</p> <p>Increase in noise pollution from the Princes Highway, Murramarang Road, Forster Drive has challenged our lifestyle amenity for small village is a great concern. Amplified noise from events heard at our residence and can often continue well into the night. Impact of an increase in outdoor functions and traffic will be unacceptable noise levels and further significant implications on our mental health and well-being. Many still recovering emotionally and physically from the bushfires of 2019/2020.</p> <p>Roads from the Highway at Termeil to and including Murramarang Road are in a delapidated state from local traffic, high volumes of heavy vehicle traffic (B doubles). Increase associated with functions on top of tourist trade will have further adverse effects to the roads and safety of local pedestrians. Currently no verge in Forster drive and hence unsafe for children who use this carriageway as a means of walking to and from the bus with volumes of heavy vehicles.</p> <p>Council should be accountable for the lack of transparency considering 72 DA's have been approved for this massive establishment without proper consultation. Why was this only communicated to the said few and not to the whole community? Disappointed at Special General Meeting held Sunday 1st August, 2021 when the proponent shared photo of the Conference Centre but negated to inform that this proposal was not restricted to a closed facility (Education Centre/Function Centre) but to anywhere outside on the said property (Council confirmed this).</p> <p>Saddened at what could potentially happen in beautiful seaside village that we love to call home Sets a precedence for any one person to do the exact same in the Shoalhaven.</p>	<p>Vibration</p> <p>Exempt development / without consent concerns</p> <p>Amenity/lifestyle impacts</p> <p>Infrastructure inadequacy</p> <p>Services inadequacy (no public transport, taxi services, medical emergency services)</p> <p>Emergency risks</p> <p>Access limitations</p> <p>Security concerns</p> <p>Enforcement and compliance</p> <p>Community impacts</p> <p>Bushfire trauma</p> <p>Road condition/maintenance</p> <p>Heavy vehicles</p> <p>Pedestrian amenity/safety</p> <p>Transparency</p> <p>Community engagement</p> <p>Precedent</p>
30	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Local resident. Facilities at Willinga are a wonderful asset to Bawley Point, many are truly proud of. Several large and medium sized events over the past years and they have run professionally and with meticulous care. Events are well patronised by local residents as well as being excellent as a visitor attraction. Place of great beauty that has been developed with great care and sympathy with the surrounding countryside. Has grown and offers more and more, each year, opening employment opportunities, tourism, equestrian training and eventing and volunteering roles for the local Mens' Shed to raise funds for their shed development.</p>	<p>High quality architecture</p> <p>Entertainment</p> <p>Event management</p> <p>Community benefits</p> <p>Tourist attraction</p> <p>Jobs</p> <p>Equestrian facility</p>

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			Support for community groups (Men's Shed)
31	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Local resident. Facilities at Willinga are a wonderful asset to Bawley Point, many are truly proud of. Several large and medium sized events over the past years and they have run professionally and with meticulous care. Events are well patronised by local residents as well as being excellent as a visitor attraction. Place of great beauty that has been developed with great care and sympathy with the surrounding countryside. Has grown and offers more and more, each year, opening employment opportunities, tourism, equestrian training and eventing and volunteering roles for the local Mens' Shed to raise funds for their shed development.</p>	<p>High quality architecture</p> <p>Entertainment</p> <p>Event management</p> <p>Community benefits</p> <p>Tourist attraction</p> <p>Jobs</p> <p>Equestrian facility</p> <p>Support for community groups (Men's Shed)</p>
32	Household - residents of Bawley Point	<p><b>Support proposal</b></p> <p>On Sunday the 1st August 2021, my wife and I attended a meeting at Kioloa hall to discuss a Willinga Park proposal to change their DA, to allow a wider range of events to be held at their Function Centre. Feel very privileged to have someone with his vision and enthusiasm building such a magnificent centre in our community. Totally support request for a wider range of events.</p>	<p>High quality architecture</p> <p>Entertainment</p>
33	Household – residents of Bawley Point	<p><b>Object to proposal</b></p> <p>Soon after land purchased, believed large botanical garden was being created. Followed by large scale earthmoving, landclearing and roadmaking. Before and after aerial photos show this. Next news of equestrian centre. Years and years of B double trucks and a daily stream through the village of countless tradespeople, still huge unfinished development. Where will it end?</p> <p>Seems unfair, even deceptive that notification of works of this magnitude are only given to close proximity neighbours when they will have an effect on everybody in small community. Not a garage or home extension.</p> <p>Object to exempt development requests by the owner for so called low impact developments when so many liberties already. With more and more land being aquired where will it end?</p> <p>Majority of people came to enjoy life with less development, traffic and other detrimental things and do not appreciate having changes of this magnitude arrogantly forced upon them.</p>	<p>Method of expansion</p> <p>Construction impacts</p> <p>Cumulative impacts</p> <p>Traffic</p> <p>Community engagement</p> <p>Exempt development / without consent concerns</p> <p>Character impacts</p>
34	Resident of Bawley Point	<p><b>Neutral</b></p> <p>Need ongoing monitoring the health of Willinga Lake, a coastal lake recognised under the Coastal Management SEPP (Schedule 1). Must ensure cumulative impacts of development do not negatively impact unique waterway.</p>	Water quality

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		Strong recommendation is that automated real time monitoring of water quality, and lake levels, be installed for this waterway to give confidence to the community that the health of sensitive waterways like Willinga Lake are a priority and the related management of the estuary entrance is based on sound science and data.	
35	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Environmental and social impacts considerable - increase in heavy traffic, clearing of protected vegetation at the edge of Willinga Lake, ongoing noise of construction and significant traffic of heavy and light vehicles in the case of continual construction and equine events.</p> <p>Directly impacted. Noted the “thinning of the wedge” over the years as ongoing and consistent property development at Willinga Park. Initially described as a horse venue, now industrial scale development, large-scale commercial business. Given the size and function centres, clear these buildings were not built to entertain small groups of 350 people. Enormous piece of infrastructure better suited to a city rather than a small coastal township.</p> <p>Willinga Park is a rural property and the rules should not be changed and give approval in a retrospective manner. It is not a sufficient argument to say that “having regard to the quality, capability and capacity of the facilities”. Infrastructure has indeed been built with large capacity and capability in mind for large numbers. Changing the rules to accommodate this landowner retrospectively to make commercial gain at the detriment of our small community town is unacceptable. This landowner wants to change the amenity of the citizens of Bawley Point. Already there are function venues in close vicinity, businesses will be competing with Willinga Park. Already suffering heavy losses from bushfires and Covid restrictions, will be a significant issue for small business in the area.</p> <p>Residents must put up with excessive noise of traffic and noise generated from events already. Large outdoor sound systems propel the noise across the township. Ongoing noise from the persistent large-scale construction huge concern.</p> <p>Finally, Councils own water testing of Willinga Lake demonstrate extremely high levels of E-Coli and other bacteria on a regular basis which have been termed ‘unusual’ by council employees. Council even warned residents to not swim in the lake after one round of testing. This large-scale industrial development has cleared a significant amount of important vegetation around the waters edge and when the lake is drained it is obvious to the eye the amount of brown topsoil that has leached into the lake. It is no longer safe to fish or swim in this lake as we have been able to do over the past 20 years.</p> <p>Council must consider <b><i>how this proposal benefits the residents of Bawley Point? How is the increased traffic of multiple events each week going to be managed? What impact studies have been done pertaining to noise and traffic? How does the proposed use of this</i></b></p>	<p>Environmental impacts</p> <p>Community impacts</p> <p>Traffic</p> <p>Vegetation clearing</p> <p>Noise</p> <p>Heavy vehicles</p> <p>Construction impacts</p> <p>Cumulative impacts</p> <p>Scale of development (inappropriate)</p> <p>Non rural use</p> <p>Inconsistent with planning controls</p> <p>Commercialisation</p> <p>Amenity/lifestyle impacts</p> <p>Character impacts</p> <p>Economic impacts</p> <p>Water quality</p> <p>Health impacts</p> <p>Insufficient information</p> <p>Exempt development / without consent concerns</p> <p>Enforcement and compliance</p> <p>Alternate access road</p> <p>Road condition/maintenance</p> <p>Transparency (should not be two sets of planning rules)</p> <p>Inequity</p>

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		<p><b>commercial property as a function venue benefit the residents of Bawley Point other than the landowner and the small amount of people who work there? What studies will be done to determine the impact on the once pristine waterway of Willinga Lake?</b> The proposal is so broad, allowing the landowner to have function centres and hold functions without requiring council approval. <b>Why should the landowner be allowed to have ANY development without asking Council first?</b> As part of this review, Council must ask if there are any concerns with past history in terms of compliance at this site that would call into question giving this developer the capacity to do anything they like under this proposal?</p> <p>Another road that directs traffic to the property without entering the township would be one solution. The roads are already in poor condition and continue to be eroded quickly.</p> <p>There should not be two sets of rules: those for property developers that have deep pockets and influence and those for the average citizen. This is a rural property with appropriate zoning in place already. The status quo of function centres not currently permissible in these zones should withstand.</p>	
36	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Oppose any exemptions for Willinga Park (WP) from LEP 2014. First would like to acknowledge the positive aspects of WP. WP has donated and helped with (but not restricted to) the rebuilding of the Gantry, Mens Shed construction, Open Days, Sculpture Exhibitions, Bushfire support and Equestrian Events which has benefitted many in the community and outside it. First time I have opposed any proposals there, although I have always had concerns for its impact.</p> <p>Opposition to the latest expansion of activities is based on the impacts of increased traffic, (which includes volume, speed, noise, road damage and roadkill), night noise and continuing concern for Willinga Lake (WL).</p> <p>The volume of traffic in Bawley Point (BP) has increased markedly since the approval of WP, which has turned Forster Drive (FD), a quiet, almost cut-de sac into a virtual highway. Peaks in the morning and afternoon by permanent workers and contractors, followed after 7am by double bogie trucks, concrete trucks and pumps, and an assortment of other contractors, deliverers etc. WP assures us the construction phase will be completed soon. WP has become another village, complete with its own power supply (and back up), internet, water and sewerage to hopefully cope with up to 5000 people for Equestrian Events 4 weekends a year, with more events planned.</p> <p>Finally lessening construction traffic to be followed by greatly increased vehicular movements of average two functions/wk, up to 351 persons per event. Less under the present circumstances but after target vaccinations are complete, could be more as terms are pretty vague.</p> <p>Roads have been damaged and repaired many times due to increased traffic. The speed limit of FD is at odds with the rest of the village and should be brought into line at 50 km km/hr as vehicles</p>	<p>Exempt development / without consent concerns</p> <p>Community benefits</p> <p>Traffic</p> <p>Noise</p> <p>Road condition/maintenance</p> <p>Wildlife impacts (roadkill)</p> <p>Water quality</p> <p>Heavy vehicles</p> <p>Scale of development (inappropriate)</p> <p>Safety (traffic)</p> <p>Pedestrian amenity/safety</p> <p>Alternate access road</p> <p>Method of expansion</p> <p>Transparency (need due process)</p> <p>Tourism impacts</p> <p>Inconsistent with planning controls</p>

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		<p>often speed on the straight stretch. School bus stop at the corner of MR and FD - parents are fearful of children walking or cycling to. Have removed many kangaroos and wallabies from roads that have been struck, a wildlife sign would be appropriate with the lowered speed.</p> <p>Have paddled on Willinga lake for many years, which had mostly a sand and reed bottom. A month ago, found the weed growth issues. Construction noise detracts from the experience as well as a drone flying overhead. Study needs to be done on the status of the lake.</p> <p>Noise from functions which can also be held outside, is detrimental, especially on ridges and around the lake. Would be unacceptable to have 100 cars driving through the village at midnight. Would be mitigated by upgrading an existing road through WP to the highway. Council could maintain from the highway to WP through National Park as it does elsewhere.</p> <p>Wonder if a proposed 5 Star resort would have got off the ground around Willinga Lake if it was put up in one DA in a RU2 Zone. WP is well on its way, with luxury accommodation, first class facilities, swimming pool, and dedicated mountain bike track. I'm sure WP would be happy to have an exempted development after putting in 72 DAs, but the increased impacts need to be addressed in the usual due processes. Otherwise BP could end up less attractive to live like Byron Bay has become.</p>	
37	Resident of Kioloa	<p><b>Support proposal</b></p> <p>Love attending the events at Willinga Park - blown away with the beautiful architecture, gardens and horse facilities.</p> <p>We were very exciting for the Tom Burlinson dinner show in the new conference hall, but this was unfortunately cancelled due to the Sydney lockdown. Enjoy theatre and live music and there are not enough quality shows in the area. The Milton Theatre is the only venue and Willinga Park would be a great addition for functions in the area. Very important to add more culture and art to peoples life.</p>	<p>High quality architecture</p> <p>Equestrian facility</p> <p>Entertainment</p> <p>Culture</p>
38	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Concern about speed limit on Forster Drive of 60km/hr and children's safety at school bus stop. Think its the only 60 zone in the Bawley Point/Kioloa area. Forster Drive has no side path and no distinct lines/markings depicting shoulder or midline. Would like to ride bikes to the bus stop as it would be easy, fun, healthy and better for the environment. Too unsafe for children to use Forster Drive in its current state with the large vehicle traffic and current speed. It should be 50 km/h like the adjacent roads.</p> <p>Concern for local community and the impact on the semi-rural life style if the number of functions is not regulated at Willinga Park per calendar year. I do enjoy attending events at Willinga Park and feel the short-term influx of people bring welcomed income to our local businesses. However, too many functions/events may not allocate enough time required for our region to cope ie. increased</p>	<p>Safety (traffic)</p> <p>Heavy vehicles</p> <p>Character impacts</p> <p>Amenity/lifestyle impacts</p> <p>Exempt development / without consent concerns</p> <p>Economic benefits</p> <p>Entertainment</p> <p>Infrastructure inadequate</p>

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		number of visitors place demand on water supply, suage, road conditions (pot holes, narrowing roads and maintenance to a single entrance in to the area), not to mention the noise pollution. All moved here permanently for a reason. Want kids to grow up in safe, caring, healthy, friendly community. We look after one another. Let's make sure fair is fair.	Road condition/maintenance Noise Community impacts
39	Household – residents of Bawley Point	<p><b>Object to proposal</b></p> <p>Moved to area in 1980s from Sydney to escape the Rat-race. Had enough of traffic, pollution, crowds &amp; all the development going on around. Wanted children to grow up in a quiet, laid-back community, simple village life. How it was for many years. Development of Willinga Park saddened us greatly when we found out about it, only really finding out of the entirety of the plans when much already developed.</p> <p>Thought it was going to be a type of botanical gardens for public use &amp; then later learned it was going to be a huge equestrian centre which will entertain hundreds (thousands?) of people, including accommodation (cabins &amp; camping), restaurant &amp; bar, conference hall, equine hospital &amp; more. A 'World-class tourist destination'. Far from alone at being horrified of this.</p> <p>The amount of traffic streaming in &amp; out of our village including tradespeople, admin people &amp; countless double-bogie trucks has damaged &amp; is still damaging our roads. Then when events are happening the population explodes. We know people who have sold up &amp; left the area due to the once quiet roads becoming so busy.</p> <p>Learning that the owner is now trying to continue works for events that involve less than 351 attendees ('excluding staff'), by being 'exempt from needing development approval' - greatly object. Unfair to allow certain people privileges just because of their status. If we built a shed on our own land without permission it would cause a big commotion if council were to find out. Hope you will deeply consider the proposal from Willinga Park &amp; the fairness to our community.</p>	Character impacts Method of expansion Community engagement Tourism impacts Traffic Heavy vehicles Road condition/maintenance Impacts underestimated Exempt development / without consent concerns Transparency Inequity
40	Resident of Termeil/Bawley Point	<p><b>Object to proposal</b></p> <p>Have been a full time resident 4+ years. Moved from Sydney, away from personal network, to pursue peace, a quiet lifestyle and healing. Thought the south coast would be a good place to set up, however increase in noise from roads consider moving, even after so much time working on property.</p> <p>Moved away from career for large establishment as did not align with personal values – previous boss wanting only to pursue financial and/or egotistical gains at expense of community and small business. As a society we can support this type of behaviour or rise against it, create a society that benefits all.</p> <p>In a sleepy, quiet, self sufficient happy little community watching another come in and buy up as much land as possible, develop it for own interests, put on countless events, use power for strobe lighting, create noise, bring in trucks, workers all for private gains and personal status. Community</p>	Character impacts Noise Traffic Community impacts Light pollution Heavy vehicles Commercialisation Safety Wildlife impacts Water quality

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		<p>could all understand 3 or 4 horse events and sculpture showings a year, but this proposal is different and outlandish and will seriously affect all residents in the nearby area with lights and blaring sounds. Safety of residents, dogs, wildlife (wallabies, wombats) and ecosystem must consider. Willinga lake is already completely altered by initial development and usage, let alone a 2 event per week corporation.</p> <p>Not convinced that these proposed events, nor the current ones, give the Bawley community any lift in terms of local shop patronage and accommodation bookings. Has created a completely self-sufficient ecosystem so all money spent goes straight back and very little filters out into community. All community gets is road noise, traffic congestion, strobe sounds, and dangers crossing roads and stress. Don't believe owner cares about local community impact, no empathy, personal gain at expense of others.</p> <p>This submission reaks of the future of the world when we bow to the demands of the wealthy and elite with little insight or kindness for our planet or long term future.</p>	<p>Economic impacts</p> <p>Health impacts</p> <p>Inequity</p>
41	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Lived in Bawley Point for 18 years and have watch with great interest the development of Willinga Park. Have with family enjoyed many of the events - should be proud.</p>	Entertainment
42	Resident of Bawley Point	<p><b>Support Proposal</b></p> <p>Family and I enjoy our love of horses on many occasions in the beautiful grounds. One of Bawley Point's senior citizens and for me to be able to attend the Equine displays and other events held in the entertainment centre without having to leave the area is for me a blessing. I would be very happy to support any additional events held in entertainment centre.</p>	<p>Equestrian facility</p> <p>Entertainment</p> <p>Accessibility</p>
43	Household – residents of Bawley Point	<p><b>Object to proposal</b></p> <p>Owners &amp; permanent residents. Willinga Park has evolved with each development and property acquisition into extensive complex. Proposal not adequate assessment of the negative impacts, such as noise and traffic, on the surrounding neighbours and community.</p> <ul style="list-style-type: none"> <li>• Omits any reference to Interludes by Willinga, which provides an accommodation for events held overnight. Associated negative impacts not considered.</li> <li>• Allowing events of up to 350 attendees as exempt development too broad unless sufficient protections put in place to prevent some functions being a nuisance.</li> <li>• Proposal covers one type of activity, does not address the cumulative impacts of all the various activities undertaken across the full extent of the complex. Each additional activity that gains approval builds ever-growing impact. Proposal should not be viewed in isolation but as part of a full review of the entire Willinga Park Estate. Is just a step closer to a</li> </ul>	<p>Method of expansion</p> <p>Exempt development / without consent concerns</p> <p>Inadequate information</p> <p>Community impacts</p> <p>Noise</p> <p>Traffic</p> <p>Accommodation impacts</p> <p>Cumulative impacts</p> <p>Need holistic review / masterplan</p> <p>Enforcement and compliance</p>

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		<p>resort?</p> <p><b>Willinga Park Conference Offering</b></p> <p>Equine Education Centre approved under DA18/1211. Given RU2 zoning, appears that any activities conducted within this building should be equine or agriculturally related. However, website (as shown in attached photos 13 July, 2021) provides detailed information for potential conference/event organisers. Since Centre opened in Nov 2019, bushfires, Covid 19 have limited opportunities for full operations with some advertised events being cancelled, e.g. Burlinson concert. Website refers to facility under 'Conferencing' and does not mention any restrictions about type of functions that can be held. Appears to already be offering conferences and therefore operating as a function centre. Does this mean that until Willinga Park has approval for this planning proposal, that it should only use the Equine Education Centre for equine and other agriculturally related events? Has there been any breaches of development approval conditions in relation to any activities that have been conducted at the Equine Education Centre? If so, should be taken into account when considering this proposal.</p> <p><b>Willinga Park Estate – Context of Proposal</b></p> <p>Planning proposal could give Willinga Park formal approval for a substantially non-rural use. Cosndier where it fits as part of the broader context of entire Estate. The proposal refers to the wider Estate but limits assessment to only a small part of bigger complex. Any new applications for activities or developments should not keep being judged in a piecemeal fashion. Cumulative impacts all these individual DAs have on the wider community not assessed and thus the impacts underestimated.</p> <p>Approvals that expand the range, scope and thus the impact of original approval:</p> <ul style="list-style-type: none"> <li>• DA18/1237 consent for equine and some non-equine events;</li> <li>• DS19/1522 significant increase in the number of events and to change conditions.</li> <li>• DA18/1211 for the Equine Education Centre, described as corporate Conference Centre.</li> </ul> <p>Proposal indicates no new construction to cater for conferences and events for up to 350 people, but only have to look at the Council's DA Tracking to see that more construction is in the pipeline since the lodgement of this proposal. Regarding accommodation promoted as being available for conference attendees:</p> <ul style="list-style-type: none"> <li>• DA17/2535 was approved for 20 tourist cabins (18 built),</li> <li>• DA19/2110 was approved for a 44 room guesthouse (not yet built).</li> <li>• Interludes by Willinga Park (103 Forster Drive), on the eastern boundary of Willinga Park has 5 existing tourist cabins with 7 bedroom.</li> <li>• DA 21/1336 seeks approval to double the number of tourist cabins on Interludes site and triple the number of potential overnight guests (10 cabins, 23 bedrooms).</li> </ul>	<p>Inconsistent with planning controls</p> <p>Non-rural use</p> <p>Strategic justification and suitability</p> <p>Impacts underestimated</p> <p>Construction impacts (ongoing)</p> <p>Transparency</p> <p>Scale of development (inappropriate capacity for rural area)</p> <p>Wildlife impacts (e.g. roadkill)</p> <p>Safety (traffic)</p> <p>Pedestrian amenity/safety</p> <p>Event management</p> <p>Economic impacts</p> <p>Current planning controls ineffective, unclear</p> <p>Amenity/lifestyle impacts</p>

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		<ul style="list-style-type: none"> <li>SF10878 seeks to move property boundary of so 103 Forster Drive can be increased by 8 hectares to permit five more tourist cabins.</li> </ul> <p>Interludes is part of wider Estate and should be recognised, otherwise misleading.</p> <p><b>Potential Numbers of Visitors</b></p> <p>Once you know how many people can potentially be on-site, you have a good indicator for how much traffic could be generated. Can use expected wastewater figures. Wastewater analysis in proposal states: <i>'The proposed design for the developments on-site will enable around 27,912 visitors per month. This is equal to a total annual day population of 334,944 pa. Of this population, 54,144 pa will be overnight guests. The scheme will be designed to treat and manage approx. 22,655 kL/year of wastewater.'</i></p> <p>On average, at two people/vehicle this would equate to 13,956 vehicles entering Willinga Park/month or around 458 vehicles every day travelling into and out of the facility. Other variables, but this gives indication - not an insignificant number! For visitors, only one way into and one way out. Saying the conference facility will only cater for 350 guests and minimal impacts doesn't give a true picture of the ongoing cumulative impacts of traffic when all activities are totalled together.</p> <p><b>Noise</b></p> <p>All lots in the broader Willinga Park Estate need to be included in an assessment. Following justification in the proposal that noise would not be an issue <i>'... having regard to the quality, capacity of the facilities and infrastructure at Willinga park and the significant distance of the main facilities area from the estate boundaries.'</i> This statement is erroneous as Interludes by Willinga Park located closer to neighbours. DA 21/1336 seeks to significantly increase the size of this development but can only be done if the boundaries of two properties that are part of the Willinga Park Estate are changed because the proposed cabins non-compliant with Council's Tourist and Guesthouse Accommodation (DCP 63) Guidelines. Large groups staying in accommodation would be likely to create significant noise, particularly late at night. While the centre might be well away from any neighbours, accommodation is very close to neighbouring houses. Hotel accommodation - individual rooms not conducive to groups unlike 4-bedroom houses and 2-bedroom cabins + large decks - too close and inappropriate for RU2 zone. Concerned construction noise, especially if any rock breaking is needed. Why think it is appropriate to do a paper change of boundaries to shoe-horn extra accommodation and not disclose within this proposal? More like the capacity for a motel than in keeping with the concept of a rural tourist accommodation experience.</p> <p><b>Current experience - events and noise</b></p> <p>During last camp draft event could hear event inside house even with the windows and doors closed. Events held further away haven't been a problem. When the initial camp drafts began, we could not hear noise in yard. Noise assessments in original DA indicated noise would not be an</p>	

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		<p>issue. Recent events have resulted in greater speaker noise - neighbours also commented on the increased noise. Evening concert held at the end of the most recent camp draft was readily audible in our home with all doors and windows closed. What has changed after the original noise compliance tests required by Council were signed off as complying with the DA18/1237 requirements. Home &amp; topography hasn't changed but noise has increased. Have there been changes to the speaker systems following the compliance testing for the DA approval?</p> <p><b>Traffic</b></p> <p>Forster Drive speed limit should be decreased to 50 km/hr to lessen the risk of harm to local wildlife and to pedestrians. No footpath. Can only be an increase in traffic. Note original event DA had a requirement for neighbour notification prior to events - requirement was removed in the amendment, but note Willinga Park continues to provide details of events which is very helpful.</p> <p><b>Justification for the Conference Centre</b></p> <p>Is there a need for an additional conference/events centre in Bawley Point? The Ulladulla/Bawley Point area is well serviced by numerous facilities, all available for hire, these include: Kioloa Bawley Point Community Centre, ANU Kioloa Campus, Bawley Vale Winery, Ulladulla Civic Centre, Dunn Lewis Centre, Bannisters, Motels and Licensed Clubs. Will it simply take business from established facilities?</p> <p><b>Exempt Development Implications</b></p> <p>Would allow events to be held without further council approval. Allow management to determine how many events are held? If limits and strict conditions are not imposed by Council could the be subjected potentially to daily functions and events at Willinga Park?</p> <p><b>Conclusion:</b> Continual expansion. DA after DA, with many seeking to capitalise on existing approved facilities. Small developments continually turned into large developments. The conference centre illustrates magnification effect. An approved equestrian education centre now advertised as a corporate conference centre. Proposal appears to be seeking approval for an activity already advertised as being available. Exacerbating post-construction ploy of seeking more and more activities, approval sought to operate the conference centre as an exempt development allowing up to 350 attendees at events without any constraints or rules governing conduct. Time for the entire Willinga Park Estate to be reviewed in terms of its total impact on adjacent properties and the wider community and some effective controls put in place.</p> <p>Exemptions without any restrictions serious risk to the amenity of the area. Bawley Point's attraction as a quiet hamlet, might be compromised. 'When will development stop at Willinga Park?'</p>	
44	Household – residents of	<p><b>Object to proposal</b></p> <p>Long time residents for 40+ years and 34 years. Enjoyed peace and quiet for raising family and now</p>	<p>Character impacts</p> <p>Traffic</p>

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	Bawley Point	<p>retirement. Interrupted by Willinga Park with traffic noise.</p> <p><b>Need for new function centre?</b> Already have Kioloa Community Hall (90 people) larger groups Ulladulla Civic Centre – these are never fully booked. They provide Council with income (spent on wider community). Community has not asked for new function centre.</p> <p><b>Noise impacts</b> Severely impacted by noise pollution, from the PA System and crowd. At times we have to check if there weren't visitors arriving at our house. Assured at a meeting before the construction of the arenas that would not be impacted by any noise, but this has turned out not to be true. If this proposal is approved, would increase to possibility of noise pollution to at least twice a week which would be totally unacceptable. Furthermore, the noise from traffic also will affect the Bawley Point community from Forster Dr and Voyager Cres to Murramarang Rd and Bawley Point Rd. Noise could increase to a min of 100 days and nights on top of the already approved DA's.</p> <p><b>Traffic</b> If this proposal is approved could increase the traffic by 365000 movements/year. As it is events and construction puts an undue strain on the roads. According to the SCC Bawley Point Road and Murramarang Road are at end-of-life stage and due to the construction and events that are held at Willinga Park are causing the deterioration at a much faster rate. Extra wear and tear will impose a further impost on council due to the need for more repairs and improvements to the roads.</p> <p>Forster Dr is used by children to access the bus stop. So busy that most of the residents with children will not allow them to walk to the bus stop. Wildlife in the area has been severely impacted by the heavy traffic, with dead animals on Forster Drive up to twice a month. Bawley Point only has one sealed road in and one road out and with the increase in traffic this could cause a major problem in the event of an emergency.</p> <p><b>Light pollution</b> Lights at the arenas can be seen from afar. Impacts many residents to the east and detrimental impact on the wildlife major problems for the nocturnal animals. Increased use of the area this can only be more detrimental to residents and wildlife.</p> <p><b>The objectives of RU2</b></p> <ul style="list-style-type: none"> <li>• <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i></li> <li>• <i>To maintain the rural landscape character of the land.</i></li> <li>• <i>To provide for a range of compatible land uses, including extensive agriculture</i></li> </ul> <p>Does not fit the proposed changes and really a contradiction of what the proponent is putting forward.</p>	<p>Noise</p> <p>Strategic justification and suitability</p> <p>Community impacts</p> <p>Community engagement</p> <p>Economic impacts</p> <p>Impacts underestimated</p> <p>Cumulative impacts</p> <p>Road condition/maintenance</p> <p>Pedestrian amenity/safety</p> <p>Wildlife impacts (road kill, light pollution)</p> <p>Emergency risks</p> <p>Light pollution</p> <p>Inconsistent with planning controls</p> <p>Method of expansion</p> <p>Security</p> <p>Anti-social behaviour</p> <p>Services inadequacy (police, ambulance)</p> <p>Jobs</p> <p>Tourist attraction</p>

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		<p><b>DA Creep</b></p> <p>There have been twenty to thirty alterations, modifications and additions to the existing DA's that were in place. Method of getting to the desired outcome by stealth. Entails building a structure for one purpose knowing full well it was built for something else and then applying for a change via a modification. Current planning proposal is an obvious case in point, why build a conference/function centre if you were not able to use its full potential without changing the zoning.</p> <p><b>Emergency services</b></p> <p>Increased usage that the proposal and the increase of the consumption of alcohol at functions such as weddings heighten the likelihood of injury and antisocial behaviour. This will burden the already stretched ambulance and police services. The police do not have a 24-hour station so in the event of an emergency will have to travel from Nowra which is nearly one and a half hours away.</p> <p>At a public meeting on 1 August 2021 to discuss the current planning proposal, the proponent told the meeting how lucky the community was to have such a development in the vicinity. Whilst employing locals it is a facility that does not cater to the local community with a very large majority of competitors and audience coming from out of the area. While those people attend the events, the majority stay and purchase food in Willinga Park bringing limited economic value to the local businesses. The local community has never been asked whether we wanted the equestrian centre and generally have not been informed of the many DA's that have been approved. Only benefits will be to Willinga Park.</p>	
45	No address provided	<p><b>Object to proposal</b></p> <p>Local resident. Proponent opened our Emergency Community Meeting held 1st August showing pictures of the building, proposed to be used as Function Centre. Explained the way the building has been constructed will eliminate all noise emanating from the building. Noise may not emanate from the building but there will be substantial noise around, outside and leaving the venue.</p> <p>Councils Representatives explained to the community what type of areas could be regarded as a Function Centre. These could include not just the conference centre but also the arenas, grassed hills etc. Noise could not possibly be controlled in these open-air areas.</p> <p>Vehicles route travels past the communities' homes and properties. It could amount to hundreds of cars passing through our small rural villages.</p> <p>Proponent asked whether there was a possibility of him constructing another road to the Princes Highway to avoid vehicles travelling through Bawley Point. Unfortunately, advised this was not a possibility because of the cost and construction constraints through the neighbouring National Park.</p> <p>How often would the Function Centre be used - community didn't really get an answer to this question. Covid 19 used as an excuse maybe a couple of events a month during restrictions. Once</p>	<p>Noise</p> <p>Traffic</p> <p>Alternate road access</p> <p>Insufficient information</p> <p>Exempt development / without consent concerns</p> <p>Cumulative impacts</p> <p>Enforcement and compliance</p> <p>Planning controls ineffective/unclear</p> <p>Event management (external contractors/third-parties)</p> <p>Impacts underestimated</p> <p>Accommodation impacts</p>

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		<p>Covid 19 is under control the venue could be used every weekend or anytime during the week.</p> <ul style="list-style-type: none"> <li>• If rezoning approved will there be restraints on the number of functions per week that can be held and will there be time and noise restraints to protect the community?</li> <li>• If the community have complaints about noise emanating from the premises, who do we contact? The community was previously told by Shoalhaven Councillor if given permission Willinga Park will not have to apply for development applications through Council for events therefore Council Rangers and Police will have no powers to intervene in response to noise.</li> <li>• If Willinga Park were given permission for “function centres” could there be multiple sites and could these be used at the same time? Each venue holding 351 attendees. For example, <ul style="list-style-type: none"> <li>○ if the arena was given permission as a “function centre” and the corporate centre given permission as a “function centre” could events be held on the same day incorporating both “function centres” thus accounting for 702 attendees allowed to attend at the same time and day not including staff.</li> </ul> </li> <li>• Would it be permissible to hire out their “function centres” to another company? For example, <ul style="list-style-type: none"> <li>○ a Marketing Company holds a tradeshow within 2 “function centres”, that Marketing Company sells individual sites to Traders to sell or promote their goods and products. Are the employees of the Marketing Company and Traders regarded as staff? And in relation to 351 attendees per “function centre” is this per day? For example, <ul style="list-style-type: none"> <li>▪ Session 1 - 9am to 1pm – 351 attendees per “function centre” x 2 “function centres” = 702 attendees,</li> <li>▪ Session 2 – 2pm to 6pm – 351 attendees per “function centre” x 2 “function centres” = 702 attendees</li> </ul> </li> </ul> </li> <li>• Could be thousands of people and vehicles. The same question is asked for conferences, exhibitions, concerts etc. Multiple sites, multiple employees and then larger amounts of attendees. Equals a lot more people and traffic through the community.</li> <li>• Are guests who stay in accommodation at Willinga Park and who attend a “function centre” included in the number of 351 attendees or are they not included as they are staying on the premises?</li> </ul> <p>Community extremely concerned about the amount of people attending Willinga Park, potentially hundreds of vehicles driving along our local streets and passing our homes at all times of the day</p>	<p>Amenity/lifestyle impacts Method of expansion Alternate access road Wildlife impacts Inequity Precedent</p>

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		<p>and night and the noise which will emanate from the premises.</p> <p>My understanding is when construction of Willinga Park was first proposed and approved by Council and presented to the community the use was promoted as an Equine facility with botanical gardens not a Function Centre.</p> <p>If approval is given, alternate road should be built to divert traffic away from our villages. We live in very small rural villages with some of the most endangered fauna and flora. Unfair for the community to be expected to accept huge volumes of people and traffic, not to mention the horse trailers, large transport vehicles etc.. If given permission for rezoning sadly this will set a precedence throughout the Shoalhaven for other large companies and landowners to apply for similar approvals.</p>	
46	Household – residents of Bawley Point	<p><b>Support proposal</b></p> <p>Facility ideal for functions and would be of great benefit to our community. Family has attended many events at Willinga Park and would openly welcome the opportunity to attend musical or cultural events and community functions at this world class venue.</p>	<p>Community benefits</p> <p>Entertainment</p> <p>Culture</p> <p>High quality architecture</p>
47	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Strong objection - serious negative social, environmental, economic and mental health impacts on themselves and their family. Born and raised in Bawley Point and returned seven years ago.</p> <p><b>Existing Traffic Impacts</b></p> <p>Willinga Park's current infrequent events have caused undue stress for family because of the traffic along Forster Drive, the main entry for the site which is also the main thoroughfare for Bawley Point. Family do not feel safe bike riding, jogging or walking the 600 m down Forster Dr to the beach, shops, parks and friends' places due to drivers along this section of the road. This part of the road is flat and flanked by bush, cars are hitting highway speeds when accessing the precinct. Not sufficient verge to provide protection if caught walking or bike riding with young children. Often dead wildlife.</p> <p>During the campdrafting event held in May 2021, traffic entering the event on the Saturday morning banked up almost 1 km from the entry gate. Forced to drive dangerously on the opposite side of the road to navigate around the traffic.</p> <p><b>Community Impacts</b></p> <p>Unhappy that Bawley Point-Kioloa-Termeil have had to change their behaviour to cater for Willinga Park, which mostly services the needs of those from outside the community. Community does not rely on economic benefits that Willinga Park claims to offer with more families working remotely post-COVID. The prospect of a quiet rural lifestyle where children can explore their surrounds safely</p>	<p>Environmental impacts</p> <p>Economic impacts</p> <p>Health impacts</p> <p>Community impacts</p> <p>Traffic</p> <p>Pedestrian amenity/safety</p> <p>Safety (traffic)</p> <p>Wildlife impacts (e.g. roadkill)</p> <p>Access limitations</p> <p>Road condition / maintenance</p> <p>Construction impacts</p> <p>Character impacts</p> <p>Infrastructure inadequacy</p> <p>Heavy vehicles</p> <p>Inconsistent with planning controls</p> <p>Precedent</p> <p>Non rural use</p>

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		<p>and independently is disappearing.</p> <p><b>Noise</b></p> <p>Noise from events audible at residence continuing well into the night, including crowds, PA announcements, live music and traffic noise. This is unacceptable in a quiet, rural village. It has adversely affected sleep patterns and mental health, worsen if the function centre is permitted.</p> <p><b>Traffic Flow Increase Along Bawley Point Rd, Murramarang Rd and Forster Dr</b></p> <p>These are the main access roads and their increased use for construction and events at Willinga Park causes safety concerns. Not fit for current purpose, let alone an extra 36,500 people per year (on average) based on an average of 2 events per week of up to 351 people (not including staff).</p> <ul style="list-style-type: none"> <li>• Bawley Point Rd – Narrow, winding and dangerous road prone to flooding, only sealed entry/exit road for Bawley Point-Kioloa catering for residents and holidaymakers. Any increase in traffic presents an unacceptable community risk of accidents at night from event traffic and a risk to wildlife. Meroo National Park has at least 12 threatened fauna species, including a significant Green and Golden Bell Frog population (also found in and around Willinga Lake).</li> <li>• Murramarang Rd (from Bawley Point Rd to Forster Dr) – Passes through village and fronted by &gt; 50 residences, several side streets and four school bus stops, and is subject to a 50 km/h speed limit. Concern for children's safety crossing the road to access the shared pathway due to reckless driving by construction staff and heavy vehicles. Unable to let children ride their bikes by themselves a short distance to the beach, which affects the ability to enjoy the social and environmental benefits of growing up in Bawley Point.</li> <li>• Forster Dr – Used to be a quiet rural street servicing approximately 10 residences and residences along the northern end of Voyager Cr; subject to a 60 km/h speed limit which is at odds with the entirety of Bawley Point-Kioloa; and has a school bus stop where it joins Murramarang Rd. It is not the busiest road in Bawley Point. Family uses it regularly to walk children to the bus stop and access local amenities. Due to the sheer number of vehicles/heavy vehicles, especially in peak periods of 6- am and 3-5 pm Monday to Friday, cannot allow son to walk himself to the bus stop. Also reluctant to take children on a bike ride due to current traffic volume and type. Often have to wave/shout at speeding cars. These issues will worsen from any increased traffic due to the function centre.</li> </ul> <p><b>Road Condition / Maintenance</b></p> <p>Forster Dr was recently upgraded at significant ratepayer cost due largely to increased usage and damage caused by construction and events at Willinga Park. According to Council, the other roads above are at the end-of-life stage having been degraded from heavy vehicle traffic from construction/maintenance at the Park, large potholes, uneven surfaces and soft edges. They are</p>	<p>Commercialisation</p> <p>Strategic justification and suitability</p> <p>Insufficient information</p> <p>Need holistic review / masterplan</p> <p>Transparency</p> <p>Community consultation</p> <p>Method of expansion</p>

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		<p>not safe currently and will require significant upgrades at ratepayer expense to handle increased traffic from the function centre.</p> <p><b>Function Centre Justification</b></p> <p>Inappropriate land use due to high social and environmental impact on surrounding small villages. Will create a precedent as the first time in the Shoalhaven that an approval has been granted for a 'function centre' on RU2 zoned land. If as Council stated at the Community Meeting, that these kinds of developments will be assessed case-by-case, there is potential for it to be a test case which may lead to Council being forced to higher courts to grant similar approvals. Multiple other zones permit function centres due to their suitable locations in urban areas and business precincts which are central to services. There are multiple function centres both private and public within Shoalhaven and Eurobodalla LGAs. Approving the proposal will create more competition in the market, taking needed business away from struggling local venues recovering from COVID restrictions. Council is also denying itself access to an income stream which could be used to fund future community projects using the Ulladulla Civic Centre. Function centres are inconsistent with the RU2 zone objectives.</p> <p>There is no community need for a function centre in Bawley Point due to the small population, with the community best served by the community hall located on public land that has hosted many functions (up to 99 guests) and has served community needs for over 25 years. Fail to see how a privately owned centre on private land will be a community asset.</p> <p><b>Insufficient Information</b></p> <p>Planning Proposal is light on detail containing little to no data about its effects or benefits. Request that should Council consider supporting the proposal, below independent assessments are carried out and all questions/concerns are put to the proponent:</p> <ul style="list-style-type: none"> <li>• A Council-commissioned strategic study/report independently assessing the social, environmental and economic impacts to Bawley Point-Kioloa-Termeil.</li> <li>• Independent traffic assessment reviewing impacts of traffic use on Bawley Point Rd, Murramarang Rd and Forster Dr during current Category A and B events and compare that with normal traffic volume over a year. Should consider noise and air pollution, run-off, road degradation and repair/maintenance costs and the effects cause by an additional 36,500 people per year using the road.</li> <li>• Wildlife assessment of public/private land adjoining Bawley Point Rd, Murramarang Rd, Forster Dr to review impact of increased traffic on threatened species.</li> <li>• Independent noise pollution assessment during current approved Class A and B events to assess noise levels across the village.</li> <li>• Mental health survey should be conducted of Bawley Point-Kioloa-Termeil residents to</li> </ul>	

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		<p>assess the impact of current and predicted traffic and noise pollution.</p> <ul style="list-style-type: none"> <li>Wellbeing and social amenity survey to assess the social, environmental and economic values of residents and whether increased development at Willinga Park is risking these values.</li> <li>Council must publicly outline what Council/State strategy supports the proposal (and whether that is up for renewal soon). It must also demonstrate an anomaly in the LEP mapping and must publicly outline how/why the proposal is minor in nature and what its justification is. If Council cannot outline these it will be in breach of its own Planning Proposal (Rezoning) Guidelines.</li> <li>Council must request a proponent-initiated masterplan for all current and future developments of the site and other sites they own to increase public scrutiny. Last decade has seen 'development by stealth' through continual submissions of smaller DAs not supported by a masterplan – e.g. DA was lodged for an 'equine education facility' to exploit RU2 zoning loophole. The applicant admitted at the Community Meeting in August that this building is advertised on the Willinga Park website as 'The Conference Hall', which is prohibited by SLEP 2014. Now retrospective approval is being sought for an illegal function centre.</li> <li>Council must ask the proponent to demonstrate data regarding how the project will have longstanding positive socio-economic effects for Bawley Point-Kioloa-Termeil. Question 9 of the Planning Proposal Report makes these claims but does not provide any evidence to support them.</li> </ul> <p>Requests Council publicly outline in detail all steps undertaken when considering the proposal, especially in relation to Council's Planning Proposal (Rezoning) Guidelines, and that the minutes of any meetings had by councillors and staff in relation to the proposal are published so the community can be informed.</p>	
48	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Writing on behalf self and of family. Live near Willinga Park (since before Park constructed) and have previously expressed support for some DAs but not subsequent modifications. Very susceptible to noise, light and glare impacts from Willinga Park.</p> <p><b>Noise impacts</b></p> <p>Function noise easily heard despite distance, due to minimal background noise in rural areas, music, intoxicated patrons, vehicle engines, car doors, particularly concerned about amplified music. Significant impact on amenity, comfort and happiness. Only way to control would be to limit events to indoors only and no outdoor noise after 9pm. If all events limited to Equine Education Centre exclusively, then noise impacts minimised to neighbours as outlined by landowner at</p>	<p>Noise impacts</p> <p>Amenity/lifestyle impacts</p> <p>Exempt development / without consent concerns</p> <p>Light pollution</p> <p>Current planning controls ineffective/unclear</p> <p>Inconsistent with planning controls</p> <p>Impacts underestimated</p>

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		<p>community meeting 1 Sept.</p> <p>Landowner unclear on how many events per month – maybe one maybe two. Council needs to impose limits on frequency of events. Also needs to impose conditions protecting amenity after midday on Saturdays and on Sundays and public holidays.</p> <p><b>Light Pollution</b></p> <p>Massive light poles around Show Jumping Arena (SJA) constructed as modification to DA18/1212, at 20m high, breach of height limit control of 11m, and on top of filled site (changed ground surface levels, so much for clause 7.2(3)(d) of SLEP 2014). Original approval for lights required 4.6 variation to development standard without due consideration for L&amp;E Court principles, and additional height circumvented additional 4.6 consideration due to being a modification application under s.4.55 of the Act. Argue development is not substantially the same – causes increased impacts and when in use now illuminates home (photos attached to submission). Unconscionable approval and outcome – don't think Council knew what it was approving as no evidence of any independent lighting engineers report or enquiry into lighting installed. Additional functions using SJA after dark would create significant and unfair ongoing impacts.</p> <p><b>Inappropriate location</b></p> <p>Functions are permissible in B2-B7 Business zones in SLEP 2014 – these are located in town centres which have appropriate services – police, ambulance, public transport, taxis. Willinga Park has poor emergency service access. Out of centre and would encourage other prohibited uses such as hotel and motel accommodation uses. Only one road in and one road out, compromising emergency access/egress. Additional access should be required via electricity easement on Jack Reid Road, should require deferred commencement approval – no functions until alternate access built.</p> <p><b>Decline in character</b></p> <p>Country coastal village, insidious development creep enveloping village to its detriment. Threatens to change town forever and loss of meaning and character for residents and visitors. Poor planning to have singular development gallop rough shod over existing town.</p> <p><b>Response to proponents PP document</b></p> <p>Attachment to submission provides detailed commentary disputing claims within PP. Notes appendix information not provided to the public. Issues with PP document (in addition to issues raised above):</p> <ul style="list-style-type: none"> <li>• lacking strategic justification</li> <li>• 'small' events are actually large</li> <li>• Number and frequency of development applications has gone well beyond Council's control</li> </ul>	<p>Method of expansion</p> <p>Scale of development (inappropriate)</p> <p>Services inadequacy (e.g. public transport, taxi, medical etc)</p> <p>Emergency risks</p> <p>Precedent</p> <p>Access limitations</p> <p>Character impacts</p> <p>Cumulative impacts</p> <p>Transparency</p> <p>Strategic justification and suitability</p> <p>Non rural use</p> <p>Enforcement and compliance</p> <p>Water quality</p> <p>Environmental impacts</p> <p>Traffic</p> <p>Community impacts</p> <p>Anti-social behaviour (alcohol related)</p> <p>Wildlife impacts</p> <p>Infrastructure inadequacy</p>

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		<ul style="list-style-type: none"> <li>• Functions do not meet objectives of RU2 Rural Landscape zone</li> <li>• Proposal not consistent with Shoalhaven Destination Management Plan, which mentions Bawley only 5 times, Willinga Park twice and makes no mentions of functions. SDMP states '<i>locals are best placed to understand their requirements and identify appropriate venues</i>'. SDMP also recognises threats and risks to tourism values, including inappropriate land uses, disproportionate visitor numbers and locality capacity, and states projects without community support/do not consider long term community sustainability should be discouraged. See also Table 1.14 Risks and page 57 Risks – exempt development events would be contrary to SDMP.</li> <li>• Increase in garbage, effluent and water quality impacts on Willinga Lake.</li> <li>• Traffic congestion and parking causing conflict between tourists and residents.</li> <li>• Damage tourist appeal of Bawley through changing character.</li> <li>• Proposal not consistent with Shoalhaven Community Strategic Plan 2027 – contrary to ESD and Social Justice principles. Functions are loud music and booze-based income streams and do not promote arts or cultural pursuits.</li> <li>• Proposal not consistent with Illawarra Shoalhaven Regional Plan – functions/wedding not mentioned, and Willinga Park noted as world-class equestrian facility. ISRP supports development in centres.</li> <li>• Proposal not consistent with [now repealed] South Coast Regional Strategy 2006.</li> <li>• Exempt development allows open slather events, with no controls on noise mitigation or management of other impacts.</li> <li>• Types of events to be controlled – oppose alcohol related noisy night-time profit-driven functions, more appropriate events are equestrian-related, or jazz piano nights, environmentally sensitive etc.</li> <li>• Inconsistent with State Environmental Planning Policies – see above and does not protect agricultural values, increases intensity of activities on site, is not sound management of bushfire prone land and light pollution impacts wildlife.</li> <li>• Relies heavily on justification of development approved as part of Event DA18/1237. This DA subject to lengthy assessment, unfortunately consent conditions quickly watered down by subsequent modification – allowed for 50-100% increase in patrons, loosened traffic and noise controls putting community amenity at risk.</li> <li>• Use is overdevelopment putting strain on limited infrastructure – e.g. slow internet and poor roads.</li> </ul>	
49	Resident of Bawley Point	<b>Support proposal</b> There is existing on-site infrastructure, including world class buildings, which are underutilised and	Better use of existing facilities On-site infrastructure

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		<p>could be used to better serve the community.</p> <p><b>Traffic and Road Condition</b></p> <p>In conjunction with support, necessary to highlight concerns about impacts of additional traffic to the area and its impact on the condition of local road, and safety of children, pedestrians and cyclists. Murramarang Road, Bawley Point's main arterial road, and surrounding roads have been in a poor condition for 30+ years. Seldom repaired in a timely manner to a level that can support existing traffic, let alone increased traffic from more events and exhibitions. Inadequate pedestrian and cycling infrastructure in Bawley Point to safely allow for the co-existence of vehicles, pedestrians and cyclists (i.e. absence of crossings on Murramarang Road, footpaths and cycleways). Concerns about increased traffic and safety issues are not limited to this proposal.</p> <p><b>Event Management</b></p> <p>Changes to the use of existing infrastructure should be granted cautiously, to ensure the mindful usage of the premises into the future, including consideration that the property may change hands. This is in reference to events of an appropriate size and at appropriate times for the local infrastructure, considering traffic, road quality and pedestrian issues. Events should also enhance the area's culture, such as being a place for music, arts or special pursuits which might involve preserving Bawley Point's environment and natural beauty. The mindful broadening of activities at Willinga Park could result in it becoming a treasured cultural venue for the area and having events open to the public and immediate residents will help bring the community together.</p>	<p>Safety (traffic)</p> <p>Road condition / maintenance</p> <p>Pedestrian amenity/safety</p> <p>Infrastructure inadequacy</p> <p>Event management</p> <p>Exempt development / without consent concerns</p> <p>Culture</p> <p>Community benefits</p> <p>Community resilience</p>
50	No address provided	<p><b>Object to proposal</b></p> <p>Opposition to traffic and consistent noise, and its effect on the town's 'sleepy' character.</p>	<p>Noise</p> <p>Traffic</p> <p>Heavy vehicles</p> <p>Character impacts</p> <p>Amenity/lifestyle impacts</p>
51	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>The disruption associated with holding functions and events is considerably larger than the event itself with set-up often exceeding two days, the event lasting one to three days and then pack-down lasting an additional day. Concerned with associated noise and traffic, which will occur out of hours and disturb the village into the night.</p> <p>Area already has purpose-built venues which can hold events and weddings (i.e. Ulladulla Civic Centre). Rezoning a RU2 site would create a precedent that could be implemented throughout LGA. Bawley Point being a small village does not need a 24/7 entertainment precinct.</p>	<p>Noise</p> <p>Traffic</p> <p>Precedent</p> <p>Construction impacts</p> <p>Amenity/lifestyle impacts</p> <p>Character impact</p>
52	Resident of	<b>Object to proposal</b>	Noise

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	Bawley Point	<p>An increase in traffic will worsen current problem with the constant flow of semi-trailers to and from Willinga Park causing excessive noise, significantly impacting Murramarang Rd and Forster Dr residents and those wanting to walk or cycle. Increased traffic has led to road deterioration.</p> <p>Noise from traffic and PA systems during events, and floodlighting has disturbed the village's amenity that comes from it being small and relatively remote village. This has been a problem for the last decade, and if proposal is approved it will be a never-ending issue which will permanently destroy the town's character.</p>	<p>Traffic</p> <p>Character impacts</p> <p>Heavy vehicles</p> <p>Road condition / maintenance</p> <p>Safety (traffic)</p> <p>Amenity/lifestyle impacts</p> <p>Pedestrian amenity/safety</p> <p>Light pollution</p> <p>Cumulative impacts</p>
53	No address provided	<p><b>Object to proposal</b></p> <p>Does not want any more noise and traffic from the development.</p>	<p>Noise</p> <p>Traffic</p>
54	Residents of Bawley Point	<p><b>Support proposal</b></p> <p>Attended local events at Willinga Park with 100+ guests which have been well organised and had no issues with parking or accessing facilities. The site has existing support facilities (i.e. carpark, catering, meeting rooms etc.) and is located on outskirts of Bawley Point meaning any additional use would have minimal impact on the community.</p> <p>The proposal would increase local employment opportunities. Recently attempted to organise a wedding in Bawley Point and existing facilities have limited availability and do not have the quality of infrastructure/facilities and flexibility to match Willinga Park.</p>	<p>Jobs</p> <p>On-site infrastructure</p> <p>Event management</p>
55	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p><b>Increased Traffic</b></p> <p>Primary ground of concern is the impact on Bawley Point-Kioloa's quiet amenity through excessive traffic movement and the area being swamped with more people than it can manage.</p> <p>The current equine related activities of up to 5,000 people are infrequent and while they do generate significant traffic they do not continue into the night in a significant manner. There is also some influx of people into the village. A function centre and allowing up to two events of up to 350 people per week would bring a significant traffic increase in a quiet residential area. This will increase the amount of native wildlife roadkill with visitors potentially not driving cautiously as they are not aware of the risk, unlike locals.</p> <p><b>Overdevelopment</b></p> <p>An argument has been made that the area can cope as caravan parks and resorts are already changing the nature of the village, however, these only operate for part of the year. This is not a</p>	<p>Amenity / lifestyle impacts</p> <p>Traffic</p> <p>Wildlife impacts (e.g. roadkill)</p> <p>Precedent</p> <p>Exempt development / without consent concerns</p> <p>Commercialisation</p> <p>Inequity</p> <p>Jobs</p> <p>Non-rural use</p> <p>Method of expansion</p>

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		<p>valid reason for adding more people and traffic to the area.</p> <p>Residents are accustomed to Willinga Park as an equestrian centre and it has provided local employment opportunities. However, in broadening its scope, the proposal would change the peaceful and quiet nature of village life, which is why people moved to the area.</p> <p>Concerns raised regarding the potential for Willinga Park to incrementally expand further to where it dominates the villages and governs their activities, which is not equitable. The proposal is the thin end of a bigger wedge to bring more commercial activity to a rural-residential area.</p>	
56	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>There have been considerable environmental and social impacts from the existing development:</p> <ul style="list-style-type: none"> <li>• Increase in clearing of protected vegetation at the edge of Willinga Lake;</li> <li>• Ongoing construction noise; and</li> <li>• Significant heavy vehicle traffic with the continual development of buildings and equine events.</li> </ul> <p>Property is directly impacted.</p> <p><b>Scale of development</b></p> <p>Willinga Park was initially described as a horse venue, but the continual industrial-scale development has resulted in a large-scale commercial business, which is better suited to a city not a small coastal town. The size of the development, including the function centres makes it clear that these buildings were not built to entertain small groups of 350 people.</p> <p>Rural zoning should not be changed to permit an industrial-scale development. It is not a sufficient justification to say that a zoning change is warranted by “having regard to the quality, capability and capacity of the facilities.”</p> <p>The proposal would impact the amenity of Bawley Point residents who have chosen to live there for its quietness for the landowner’s commercial gain.</p> <p><b>Economic impacts</b></p> <p>The proposal would impact local function venues and small businesses which will be competing with Willinga Park. They are already suffering heavy losses from the bushfires and COVID restrictions.</p> <p><b>Noise</b></p> <p>Residents are impacted by excessive traffic and noise generated by existing events and ongoing construction. Noise from outdoor sound systems can be heard across the township.</p> <p><b>Water Quality</b></p> <p>Council’s own water quality testing of Willinga Lake has regularly recorded extremely high levels of</p>	<p>Environmental impacts</p> <p>Vegetation clearing</p> <p>Water quality</p> <p>Noise</p> <p>Construction impacts</p> <p>Traffic</p> <p>Heavy vehicles</p> <p>Scale of development (inappropriate)</p> <p>Method of expansion</p> <p>Non-rural use</p> <p>Strategic justification and suitability</p> <p>Amenity/lifestyle impacts</p> <p>Commercialisation</p> <p>Economic impacts</p> <p>Exempt development / without consent concerns</p> <p>Alternate road access</p> <p>Inconsistent with planning controls</p> <p>Inequity</p> <p>Safety (traffic)</p>

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		<p>E. coli and other bacteria which have been termed 'unusual' by Council employees. After one round of testing, Council even warned residents not to swim in the lake. Willinga Park's development has cleared a significant amount of vegetation around the lake's edge and when the lake is drained it is obvious to see the amount of brown topsoil that has leached into the lake. It is no longer safe to fish or swim in the lake.</p> <p>Council should consider the following:</p> <ol style="list-style-type: none"> <li>1. How this proposal benefits Bawley Point residents?</li> <li>2. How will the increased traffic of multiple events each week be managed?</li> <li>3. How will the speeding of trucks entering Bawley Point into a 50 km/h zone be addressed?</li> <li>4. What impact studies have been done relating to noise and traffic?</li> <li>5. What studies will be done to determine the impact on the once pristine Willinga Lake?</li> </ol> <p><b>Exempt development concerns</b></p> <p>Landowner should have to seek Council approval to hold functions on the site. There needs to be a consistent set of rules for both developers and ratepayers.</p> <p><b>Alternate road access</b></p> <p>Applicant was asked if a direct road could be built from Willinga Park to the Princes Highway, but they responded that the security costs would be too expensive. An alternative entrance is needed.</p>	
57	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Willinga Park has been a major vehicle for investment of funds for the local retailers and the community, while also providing employment opportunities for local young people and tradespeople. Community has enjoyed many events at the site.</p> <p>Traffic is an issue which needs to be addressed with there being only one road servicing all of Bawley Point/Kioloa. Council needs to address the wider issue and consider an alternative route to enable visitors to access Willinga Park and the area's other tourist facilities. Urge Council to investigate a 'traffic splitting' operation, potentially utilising some of the B-grade roads around the villages. This is a matter of safety with all road exits blocked during the 2019/20 bushfires which prevented evacuation and could help to save lives.</p> <p>During the bushfires, Willinga Park created a significant buffer and saved numerous homes from destruction.</p>	<p>Economic benefits</p> <p>Support local business</p> <p>Jobs</p> <p>Traffic</p> <p>Alternate road access</p> <p>Emergency risks</p> <p>Bushfire resilience</p>
58	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p><b>Precedent</b> – If approved, the proposal would be a precedent for Shoalhaven's rural land, which would threaten the area's rural qualities allowing it to be degraded by extensive development.</p> <p><b>Infrastructure inadequacy</b> – Bawley Point's infrastructure is not designed to accommodate large influxes of people, which the proposal would bring in, with the roads not suitable for high traffic</p>	<p>Precedent</p> <p>Non-rural use</p> <p>Road condition / maintenance</p> <p>Infrastructure inadequacy</p>

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		<p>volumes and constantly needing pot-holes fixed. Internet and phone services can be overwhelmed at times.</p> <p><b>Current event impacts</b> – Existing functions cause increased traffic, noise and crowding. Previous events have caused traffic queues of several kilometres on Forster Drive preventing residents accessing their properties and threatening the movements of emergency vehicles.</p> <p>Noise from previous functions at times can be heard by almost the entire village. During event weekends, local shops have queues and carpark is overflowing causing frustration and conflict.</p> <p><b>Wildlife impacts</b> – Proposal does not consider impacts on local wildlife from more noise, lights and traffic, with there already being regular incidence of roadkill on Forster Drive.</p> <p><b>Amenity/lifestyle impacts</b> – Permitting events without consent would mean 24/7 activities with no recourse for residents affected by increased noise, traffic, light pollution and loss of amenities, and would allow events inconsistent with the rural zoning. The proposal would not preclude hosting an event anywhere on the property without consent, despite it outlining the use of the existing indoor area. If approved, the proposal would adversely affect the small village lifestyle and rural appeal of Bawley Point, which attracted many residents to the area.</p>	<p>Noise</p> <p>Traffic</p> <p>Access limitations</p> <p>Wildlife impacts (e.g. roadkill)</p> <p>Exempt development / without consent concerns</p> <p>Enforcement and compliance</p> <p>Light pollution</p> <p>Amenity/lifestyle impacts</p> <p>Inconsistent with planning controls</p> <p>Character impacts</p>
59	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Willinga Park's venues would be the ideal venue for society concerts. The facility should be utilised to its full potential for the community's benefit.</p>	<p>Entertainment</p> <p>Community benefits</p> <p>Better use of existing facilities</p>
60	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Family have resided and holidayed in Bawley Point for over 55 years and have attended events held at Willinga Park which have been professional and well organised. Note the support that the development has brought to Bawley Point and surrounding villages.</p>	<p>Community benefits</p> <p>Event management</p>
61	Residents of Bawley Point	<p><b>Object to proposal</b></p> <p>Directly impacted by noise and lighting from on-site event and oppose any change to RU2 or E2 zoning to permit function centres or allow functions to be exempt development.</p> <p>Proposed attendee numbers are excessive with understanding being that a minor or low impact development would be around 30 attendees.</p> <p>Concerned about increased traffic and truck movements on Bawley Point Road, through the village and Forster Drive and its impacts to the peaceful community and wildlife.</p>	<p>Noise</p> <p>Traffic</p> <p>Heavy vehicles</p> <p>Wildlife impacts</p> <p>Community impacts</p> <p>Light pollution</p> <p>Scale of development (inappropriate)</p> <p>Exempt development / without consent concerns</p>

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62	No address provided	<p><b>Object to proposal</b></p> <p><b>Increased Traffic and Vehicle Access</b></p> <p>Proposal will substantially increase traffic and noise. Shearwater Cres has no footpaths or gutters meaning pedestrian activity is pushed on to the roadway. This lack of pedestrian amenity and general disregard for 50 km/h speed limit makes it a dangerous road currently which will worsen if the proposal is approved.</p> <p>If functions for 350 persons are held twice weekly, assuming two people per car, this means an additional 700 vehicle movements per week and 36,400 vehicle movements per year, without the additional movements from the larger proposed events. This adds to the Park's existing heavy vehicle demands, including large trucks, horse floats and cars using roads designed for local traffic.</p> <p>Proposal makes no mention that access to the site is via Bawley Point Road, Shearwater Crescent and Murramarang Rd, all two-lane roads designed for local traffic needs which are in disrepair from existing heavy vehicle traffic from Willinga Park. These roads have little or no shoulders, little or no street lighting and no pedestrian access on Shearwater Cr. There are no traffic studies/traffic plans to indicate the suitability of local infrastructure to support the proposal. Potential for large functions to be held at night which could result in potentially intoxicated drivers on local roads.</p> <p><b>Noise</b></p> <p>Application does not preclude concerts and functions being held outside with up to 5,000 people which will generate significant noise, which at night-time will impact residential amenity and native fauna.</p> <p><b>Environmental Impacts</b></p> <p>Council's water testing of Willinga Lake has regularly recorded extremely high levels of E. coli and other bacteria which Council employees have termed 'unusual'. After one round of testing, Council warned residents not to swim in the lake. While the proposal notes that the function centre would utilise existing facilities, any increased usage could potentially degrade water quality. Increased traffic generation will have a detrimental environmental impact.</p> <p><b>General Amenity</b></p> <p>Willinga Park has had significant negative impact on Bawley Point's amenity through high vehicle and truck movements and noise from events. Over 22 DAs it has expanded to a scale beyond the intent of the RU2 zoning. Any amendment to its permitted use will exacerbate strain on local infrastructure.</p> <p><b>RU2 Zoning</b></p> <p>Permitting a 'function centre' is contrary to the RU2 zone objectives. The applicant's justification for the proposal is that it is a 'lost opportunity' for Willinga Park not to be able to use the facilities for</p>	<p>Noise</p> <p>Traffic</p> <p>Pedestrian amenity/safety</p> <p>Safety (traffic)</p> <p>Heavy vehicles</p> <p>Road condition / maintenance</p> <p>Wildlife impacts</p> <p>Amenity/lifestyle impacts</p> <p>Insufficient information</p> <p>Anti-social behaviour</p> <p>Water quality</p> <p>Scale of development (inappropriate)</p> <p>Method of expansion</p> <p>Inconsistent with planning controls</p> <p>Non rural use</p> <p>Infrastructure inadequacy</p> <p>Strategic justification and suitability</p> <p>Transparency</p> <p>Community impacts</p>

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		non-agricultural functions, which is an insult as a Bawley Point landowner and for the residents who have seen their quiet village negatively impacted by increased traffic, noise and a degraded lake with no positive community benefit. Proposal is development by stealth and deliberately obscures the potential scale and impacts.	
63	Resident of Bawley Point	<b>Support proposal</b> Amazed at the Willinga Park facility and the benefits it provides to the community. The asset should be allowed to reach its potential. Looks forward to many future functions that the community can enjoy.	Community benefits Better use of existing facilities
64	Resident of Bawley Point	<b>Object to proposal</b> Property has been in family for 75 years. Shocked that notification letter was not received. The proposal could see a potential increase in people and large freight truck traffic in Bawley Point, which could forever ruin its quiet small coastal village character. Bawley Point is a unique peaceful place with no pubs/clubs and it should stay that way. Willinga Park's current events cause bad traffic and noise pollution and change the place when they are being held. Main issue is the traffic as the main freight route runs straight through the village. Any rezoning and expansion of Willinga Park require an alternative freight route. There is an access road south of Termeil near Stockpile 17 that can and has been used for access and a potential route 1 km along Bawley Point Rd. Not opposed to Willinga Park's current program but any expansion could ruin Bawley Point.	Community consultation Character impacts Amenity/lifestyle impacts Traffic Heavy vehicles Noise Alternate road access
65	Residents of Bawley Point	<b>Object to proposal</b> Live close to affected roads, and impacted by trucks arrived on a daily basis to serve Willinga Park and are required to change up and down gears. This causes the house to vibrate. Noise is louder at night when equipment for events is trucked in. Community already has a high volume of traffic, which the proposal will exacerbate. The one road in and out of Bawley Point is constantly degraded by heavy vehicles. Willinga Park needs its own access road. More community notification was needed, not just the adjacent streets to Willinga Park.	Noise Traffic Heavy vehicles Vibration Road condition / maintenance Alternate road access Community engagement
66	Residents of Bawley Point	<b>Object to proposal</b> Moved to Bawley Point permanently over 50 years ago. Not against progress but would like to preserve town's quiet amenity. Willinga Park has changed the character of the town from a quiet holiday place where people come to escape the city to a noisy place. It has created a high volume of traffic and do not need more traffic to ruin already poor roads and creating gas emissions and noise.	Amenity / lifestyle impacts Character impacts Noise Traffic Health impacts Road condition / maintenance

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		<p>Questions why the facility was first approved knowing it would produce high traffic volumes with the only road being through a residential area.</p> <p>There was a community meeting in 1974-75 which was attended by the Deputy Mayor regarding trucks travelling to the sand mines and the noise they create. A promise was made that they would put a road over the Bawley Point Bridge taking the traffic away from the village to stop the problems. The same problems are occurring 46 years later because of a broken promise, with the problems now tenfold.</p>	Alternate road access
67	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Concerned what change in zoning from RU2 to a more commercial zoning would mean for Bawley Point. Proposal would see a significant increase in visitors leading to greater local road use, traffic noise and greater environmental impact in what is a rural area. Development of this scale should not be permitted without full disclosure to all Bawley Point landowners as it will impact all residents. Concern that rural land is being development into a 24/7 function centre, which would lead to more development for further accommodation and continual DAs into the future that will be detrimental to the community's fabric.</p>	<p>Noise</p> <p>Traffic</p> <p>Environmental impacts</p> <p>Commercialisation</p> <p>Character impacts</p> <p>Non-rural use</p> <p>Scale of development (inappropriate)</p> <p>Community engagement</p> <p>Transparency</p> <p>Community impacts</p> <p>Precedent</p>
68	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Traffic volumes entering and exiting Willinga Park have caused significant noise and road damage, with sometimes 30 large double trucks a day starting at 6:45 am six days a week plus workers, deliveries, concrete, hay, horses, cattle and heavy machinery. When an event is held there are also thousands of spectators and horse floats at all hours of the day and night.</p> <p>Believe that Willinga Park should never have been approved with the entrance in the middle of the once peaceful village, and there will be the expectation that additional development takes place. Proposal will worsen traffic and noise impacts.</p> <p>All residents should have been notified of the proposal, not just those in Voyager Crescent. Consider the lives of the residents and help preserve the town for the younger generations for the once happy place it was.</p>	<p>Noise</p> <p>Traffic</p> <p>Road condition / maintenance</p> <p>Heavy vehicles</p> <p>Community engagement</p> <p>Amenity/lifestyle impacts</p>
69	Residents of Bawley Point	<p><b>Support proposal</b></p> <p>Bawley Point residents/landowners for over 40 years. Attended many marvellous equestrian events at Willinga Park as a Men's Shed volunteer helping with parking and barbeques. Willinga Park is a</p>	<p>Event management</p> <p>Support for community groups</p>

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		great supporter of the local Men's Shed. The facilities are world class and of Olympic standard and are a wonderful asset to Bawley Point and NSW.	Equestrian facility
70	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Bawley Point resident for 20 years and neighbour to Willinga Park. The site is one of the world's best equine facilities and for its long-term viability should be able to diversify its income by holding functions.</p> <p>The estate is large, and the management team is professional, with well run first-class events. Believes any function would not disturb neighbours.</p>	<p>Equestrian facility</p> <p>Diversification</p> <p>Event management</p>
71	Residents of Bawley Point	<p><b>Object to proposal</b></p> <p>Along Shearwater Cr, at the entrance of Bawley Point, many homes have children. Bawley Point was once a sleepy village with high traffic volumes only in the holiday season but has now seen it become a constant problem. When Willinga Park holds an event traffic increases threefold and motorists often exceed the 50 km/h speed limit, with trucks and tradies being the worst culprits. Concerns that children could be injured, with some residents taking it in their own hands to put up signs asking motorists to slow down due to children playing. Proposal to permit a function centre would increase traffic volumes.</p> <p>Concerned that increased traffic will pose a safety risk for children, disturb the sleepy village atmosphere, degrade local roads and increase noise.</p> <p>Suggest that an alternate access road for Willinga Park traffic to enter the venue directly from the Princes Highway is considered.</p>	<p>Noise</p> <p>Traffic</p> <p>Safety (traffic)</p> <p>Pedestrian amenity/safety</p> <p>Amenity/lifestyle impacts</p> <p>Road condition / maintenance</p> <p>Alternate road access</p> <p>Character impacts</p>
72	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Concerned that the proposal will change Bawley Point's quiet atmosphere. Residents have to deal with large trucks rattling past their houses. Tourists and big events at Willinga Park are accepted during holiday season, but the proposal will mean truck traffic will be frequent. Local roads will be unable to cope.</p> <p>If the project is being reviewed, consider a direct road out of Willinga Park to the Princes Highway to Willinga Park, so at least residents will only have to deal with inbound traffic.</p>	<p>Character impacts</p> <p>Amenity/lifestyle impacts</p> <p>Traffic</p> <p>Heavy vehicles</p> <p>Inadequate infrastructure</p> <p>Alternate road access</p> <p>Noise</p>
73	Residents of Bawley Point	<p><b>Object to proposal</b></p> <p><b>Environmental impacts</b> – Council needs to consider climate change impacts stop the project's large carbon footprint. Large area of native forest has been destroyed to construct Willinga Park.</p> <p><b>Noise/Traffic</b> – Noise pollution is an issue for residents on Bawley Point Rd, Shearwater Cr, Johnson Dr, Murramarang Cr, Voyager Dr and Forster Dr. Huge influx of trucks, 4WDs and horse floats have constantly damaged roads and are a frustration for residents. They have contributed to</p>	<p>Environmental impacts</p> <p>Vegetation clearing</p> <p>Noise</p> <p>Road condition / maintenance</p> <p>Wildlife impacts (e.g. roadkill)</p>

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		<p>a decline in native wildlife numbers.</p> <p><b>Inadequate infrastructure</b> – Council needs to consider what will happen to the vast amount of carbon monoxide emissions, raw sewage, greywater and rubbish that will be produced. Bawley Point does not have the infrastructure to remove this waste. Impacts of population increase of 100% of the village's population on a weekly basis need to be considered.</p> <p><b>Water quality</b> – There is ongoing damage to the once pristine Willinga Lake and need to consider further damage that will be done by the weekly influx of 300 visitors. Last year's fish kill was an abnormal occurrence.</p> <p><b>Amenity/lifestyle impacts</b> – Project is a white elephant in a small rural setting and proposal will be to the detriment to Bawley Point's village atmosphere.</p>	<p>Inadequate infrastructure</p> <p>Water quality</p> <p>Amenity/lifestyle impacts</p> <p>Character impacts</p>
74	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Family has been coming to Bawley Point since the early 1960s and moved to the area with young family in January 2017. Visited the area multiple times a year before moving.</p> <p>Counsellor and wellbeing support professional who is interested in the potential mental and emotional impact of a potential approval. Community is already anxious and concerned that there will be undue stress and strain for residents if the proposal is approved. Ongoing development of Willinga over the last near decade has gone above and beyond what was originally proposed to Council and the community.</p> <p><b>Increased Traffic and Road Damage</b></p> <p>Property is impacted by every vehicle entering Bawley Point/Kioloa. Since Willinga Park's development began, there has been a steady increase in heavy vehicle traffic with many disregarding the 50 km/h speed limit.</p> <p>Main concern with proposal is that it will see an additional 36,000 vehicles passing their property every year based on 2 events on average each week with less than 351 attendees. This does not include additional events held which may hold up to 5,000 people.</p> <p>Concerned about the safety risks posed from traffic (heavy vehicles, utes, horse floats) to children playing, riding their bikes or walking to the school bus on Shearwater Cr, which is a narrow two-lane road with no footpaths or pedestrian crossing. The proposal directly affects safety of children and mental and emotional wellbeing.</p> <p>Accept that traffic is part of living on a main road, however, the proposal will see increased traffic well above and beyond Bawley Point's natural growth. Only access to Willinga Park is via Bawley Point, Shearwater Cr, Murramarang Road and Forster Drive which are in disrepair in numerous locations, largely due to the high number of heavy vehicles and general traffic movements going to the property. Concerned that major increase in traffic will further damage road leading to higher</p>	<p>Health impacts</p> <p>Method of expansion</p> <p>Noise</p> <p>Traffic</p> <p>Road condition / maintenance</p> <p>Heavy vehicles</p> <p>Safety (traffic)</p> <p>Pedestrian amenity/safety</p> <p>Amenity/lifestyle impacts</p> <p>Environmental impacts</p> <p>Water quality</p> <p>Vegetation clearing</p> <p>Enforcement &amp; Compliance</p> <p>Scale of development (inappropriate)</p> <p>Economic impacts</p> <p>Community impacts</p> <p>Cumulative impacts</p> <p>Inequity</p>

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		<p>repair bill for ratepayers.</p> <p><b>Noise Pollution</b></p> <p>Noise from existing equestrian events reverberates through the village and have been kept awake at night several times due to events at the site, despite living [a distance] away. Tolerated because it is infrequent, but proposal will create intolerable noise pollution from numerous events which will negatively impact the mental health and sleep patterns of residents. Traffic noise means family cannot entertain on front deck and it is a challenge having a phone conversation out the front.</p> <p><b>Environmental Impacts</b></p> <p>Willinga Park's development has irreparably damaged Bawley Point's natural environment. Council testing of Willinga Lake has reported increasing levels of E. coli over the years, begging the question of whether it is really a coincidence? Large amounts of topsoil from Willinga Park have been dumped into the lake degrading its pristine water. Bushland has also been cleared on the property without Council authorisation. Council should not allow a landowner who has little regard for the environment to continue to negatively impact the area. Large events will continue to see pollution from construction, events, traffic and visitors. Development appears ongoing and it is already well beyond what was originally presented to the community.</p> <p><b>Economic Impacts</b></p> <p>The proposal will see Willinga Park take income away from local small businesses and function venues.</p> <p><b>Amenity impacts</b></p> <p>If the proposal moves forward, it demonstrates that anyone with deep pockets can get what they want regardless of the community or environmental impacts. Amending the RU2 zoning will negatively impact Bawley Point's amenity as a small coastal village.</p>	
75	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p><b>Traffic impacts</b></p> <p>Family has experienced traffic impact of Willinga Park. The corner of Shearwater Cr and Murramarang Rd is already an inadequate access point for the significant traffic flows seen at certain times of year. There have been a number of ongoing issues of concern:</p> <ul style="list-style-type: none"> <li>Safety risk for children living on or near the corner when crossing the road. They are used to crossing a quiet street but are sometimes dealing with urban traffic volumes. The corner is an access point to the beach, park and playground and at certain times of year they need to wait several minutes before dashing between inadequate gaps in the traffic. There have been several close calls, particularly in holiday periods when those less familiar with the area try and navigate the traffic.</li> </ul>	<p>Traffic</p> <p>Inadequate infrastructure</p> <p>Safety (traffic)</p> <p>Pedestrian amenity/safety</p> <p>Access limitations</p> <p>Wildlife impacts (e.g. roadkill)</p> <p>Heavy vehicles</p> <p>Construction impacts</p> <p>Enforcement &amp; Compliance</p> <p>Method of expansion</p>

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		<ul style="list-style-type: none"> <li>At times during heavy traffic flow, it can take minutes to exit their driveway.</li> <li>Birds and other wildlife are regularly killed on and around the corner of Shearwater Cr and Murramarang Rd.</li> </ul> <p>While the above can be observed during holiday periods, impact is always greatest following Willinga Park events and is always worse than holiday traffic, with it taking hours to clear traffic jams.</p> <p><b>Construction impacts</b></p> <p>Construction has been ongoing at the site, with heavy vehicle traffic rolling through the intersection from the early morning to late evening, particularly during major construction works. It must raise compliance issues regarding construction hours when construction vehicles are travelling past from 4 am to 11 pm to a site that is less than ten minutes away. One might enquire what Willinga Park's record is on general regulatory compliance.</p> <p><b>Scale of development</b></p> <p>Concerned with the substantial repurposing of the facility which has seen incremental development specific to agriculture/equine activities. The current size and nature of the facility is appropriate for its location.</p> <p>Willinga Park is already pushing boundaries in a sensitive location, with adjacent Willinga Lake and two small unsewered coastal towns. Questions how the site's owners/managers will handle a substantial increase in activities when they have not been able to or been interested in managing the significant community impacts of current events and construction work.</p>	<p>Scale of development (inappropriate)</p> <p>Cumulative impacts</p>
76	Local residents – No address provided	<p><b>Object to proposal</b></p> <p>Roads are already in disrepair from heavy vehicles related to the Willinga Park development. The noise of the vehicles thudding through potholes and dips in the road is horrendous. Noise and heavy traffic are already problems during the holiday period when the population triples.</p> <p>Moved to the area 28 years ago for a quieter life and country village lifestyle but feel it is being turned into a small city. Realise progress is needed but sometimes progress is unwarranted for a small village. If the proposal proceeds, the town's amenities will not be able to cope with the influx of all the visitors.</p>	<p>Noise</p> <p>Traffic</p> <p>Heavy vehicles</p> <p>Road condition / maintenance</p> <p>Character impacts</p> <p>Amenity / lifestyle impacts</p>
77	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>There has been a lack of Council support for residents dealing with pollution issues (including water quality) associated with existing operations at Willinga Park and hundreds of complaints have been made in the last five years. Current issues need to be fixed.</p> <p>There are present issues with traffic relating to noise, vibration, speeds, amount and native wildlife roadkill. The project's environmental footprint and out-of-hours work are also issues that need</p>	<p>Environmental impacts</p> <p>Water quality</p> <p>Noise</p> <p>Traffic</p> <p>Heavy vehicles</p>

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		<p>addressing.</p> <p>Noise pollution is an issue when events are being held, including noise from large trucks carting cattle 24/7 in the weeks leading up and workers coming and going 24/7; noise from horses kicking their trailers; noise from the PA system. Light pollution is also a problem.</p> <p>Cannot believe how facility got approval in the first place and questions how it is consistent with 'rural landscape'.</p>	<p>Vibration</p> <p>Enforcement &amp; Compliance</p> <p>Safety (traffic)</p> <p>Wildlife impacts (e.g. roadkill)</p> <p>Light pollution</p> <p>Inconsistent with planning controls</p>
78	Resident of Kioloa	<p><b>Support proposal</b></p> <p>Willinga Park should be used to its full capacity and potential which should be shared with the community. Hosting more events would lead to increased local employment. Have attended every open event will continue to do so, with it being brilliant having these events so close to home.</p>	<p>Entertainment</p> <p>Community benefits</p> <p>Jobs</p> <p>Accessibility</p>
79	Resident of Mollymook Beach	<p><b>Support proposal</b></p> <p>Director and owner of a local food catering business / restaurant. The Equine Education Centre (EEC) is the best conference centre on the South Coast, and have held some great functions there. The EEC has been enabled company to employ many locals. It has won many architectural prizes and kitchen facilities are second to none. Believe traffic will cease following construction. The site offers amazing tourist potential.</p>	<p>Jobs</p> <p>Tourist attraction</p> <p>Economic benefits</p> <p>High quality architecture</p> <p>Traffic</p>
80	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Landowner since 1985, full-time resident since 1995 and has raised family in the area.</p> <p><b>Site History</b></p> <p>The Willinga Park site used to have cattle roaming in natural bushland and across the road there was a broccoli farm. Family would walk and ride bikes along Forster Dr enjoying the wildlife and serenity of the bush. This is all gone now.</p> <p>Previous landowner of Willinga Park attempted to subdivide the site, but it was rejected with the main reason being concern for increased effluent entering Willinga Lake. In hindsight, it would have been better if this was approved.</p> <p>Then a road, helipad and home constructed. There were no objections to this or proposal to build 12 horse stables and a small room for a vet to stay overnight. This proposal was discussed with landowner, and there was nothing more promised and no masterplan. Noise was minimal and there was little traffic. 72 DAs later and the rest is history.</p> <p><b>Current Impacts</b></p>	<p>Method of expansion</p> <p>Scale of development (inappropriate)</p> <p>Transparency</p> <p>Noise</p> <p>Traffic</p> <p>Heavy vehicles</p> <p>Construction impacts</p> <p>Wildlife impacts (e.g. roadkill)</p> <p>Economic impacts</p> <p>Health impacts</p> <p>Character impacts</p> <p>Amenity/lifestyle impacts</p>

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		<p><b>Traffic and Noise Impacts</b></p> <p>Have endured years of constant traffic, building and excavation noise, rock blasting, generators charging equipment overnight, tradesmen speeding up the road from 5:30 am, and constant truck movements every day, which also kill kangaroos leaving residents to clean them up. Extra traffic and noise is an issue in the lead up to, during and after events are held.</p> <p>Tradesmen say they have ongoing work at Willinga Park for at least two years, but when they met the applicant, he said this was it. Mental health has been affected by constant development and the noise means there are times that the window cannot be opened. A place they called home in a little seaside village is no more.</p> <p>Constant traffic movements on three sides of house. Had to install extra thick curtains to try and block out the lights and noise. The impacts are ten times worse when events are on, and at times the traffic queues mean cannot access driveway. The PA system echoes up the hill and cannot have windows or doors open when at home or sit on the balcony in peace. These impacts will be worse the community through more activity.</p> <p>Questions why property is not considered to be affected by the proposal. Two other properties are listed as affected, but they are owned by Willinga Park – need better community consultation.</p> <p>The trucks and cars speed up the road and upon seeing the steep descent, slam their compression brakes on squealing all the way down to the Park entrance. Front of their house is also affected by noise and lighting from PA systems, whips and horse floats in the early hours of the morning.</p> <p><b>Light Pollution</b></p> <p>New lighting system that was installed at a higher height than permitted lights up entire yard and house.</p> <p><b>Economic Impacts</b></p> <p>Willinga Park has created employment, but as a local small businessowner, they are not reaping any benefits, nor are many others.</p> <p><b>Function Centre Development</b></p> <p>At the recent community meeting, the applicant showed a picture of the already established Equine Conference Centre and informed that this is where functions will be held. Questioned Council who were in attendance to clarify that a function centre is a four walled, roofed contained area as shown, but they replied that it could be any open area.</p>	<p>Light pollution</p> <p>Access limitations</p> <p>Jobs</p> <p>Community impacts</p> <p>Exempt development / without consent concerns</p>
81	No address provided	<p><b>Object to proposal</b></p> <p>Admire that many locals have secured employment through Willinga Park but distressed at manipulation of the environment. Disturbed by the amount of native wildlife killed or injured (i.e. diamond pythons, wombats, echidna etc.) before and after events at the site. The wildlife is an</p>	<p>Jobs</p> <p>Environmental impacts</p> <p>Wildlife impacts (e.g. roadkill)</p> <p>Traffic</p>

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		important attractor for tourists. Recently, more fencing has been erected preventing wildlife from crossing paddocks. The repercussions of open-ended, unrestricted influx of vehicles being driven by those unaccustomed to seeing wildlife on the road needs to be considered.	Exempt development / without consent concerns
82	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>New Bawley Point resident. Disappointed in local residents engaging in their own local notification effort.</p> <p>Appreciate access for people with a disability for the facilities at Willinga Park, as there are accessibility difficulties at other facilities in the area.</p> <p>Council is lacking in providing infrastructure. Local park has no signage indicating its location and is filthy. Shopping centre is an eyesore. No decent internet service, no water and no sewage. Any development would be welcome to modernise the place and increase service availability.</p> <p>Issue with feral kangaroos and wallabies occurring in unnatural numbers, which are being fed and watered by locals.</p> <p>Can invite family and friends to Willinga Park to provide them with a cultural experience.</p> <p>Council would profit from more traffic to do some much-needed maintenance and inject funds into the community to modernise the town.</p>	<p>Accessibility</p> <p>Economic benefits</p> <p>Community benefits</p> <p>Inadequate infrastructure</p> <p>Culture</p> <p>Community engagement</p>
83	Resident of Bawley Point	<p><b>Neutral to proposal</b></p> <p>Do not object to proposal but extremely concerned about the impact of increased traffic resulting from ongoing development at Willinga Park and from function centre operations.</p> <p><b>Single Access Point</b></p> <p>Without additional access roads into Bawley Point from the Princes Highway, or an entry into Willinga Park at its western boundary (possibly from extending Willinga Road), all increased traffic during construction and future operations will need to travel along Bawley Point Rd/Shearwater Cr and Murramarang Rd. These roads require constant repair which will be exacerbated by increased traffic, particularly heavy construction machinery and bulky equine transport vehicles.</p> <p><b>Bawley Point Rd/Shearwater Cr/Murramarang Rd Intersection</b></p> <p>Concerned that it will be more dangerous for residents and visitors navigating the intersection, especially young children. There is no road shoulder, no pedestrian crossings, and no footpath along Murramarang Rd to protect pedestrians. The signage is confusing and departing visitors often overshoot the left turn on to Shearwater Cr/Bawley Point Rd and abruptly make U-turns further along Johnston St. Drivers accelerate greatly after the right hand turn on to Murramarang Rd creating noise pollution and exceeding the speed limit, which will only increase if mitigation is not</p>	<p>Traffic</p> <p>Cumulative impacts</p> <p>Alternate road access</p> <p>Road condition / maintenance</p> <p>Heavy vehicles</p> <p>Infrastructure inadequacy</p> <p>Safety (traffic)</p> <p>Pedestrian amenity/safety</p> <p>Noise</p>

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		<p>required in conjunction with the proposal.</p> <p><b>Traffic Mitigation</b></p> <p>Request that Council consider mandating substantial traffic calming and safety initiatives as part of any approval, for example:</p> <ol style="list-style-type: none"> <li>1. Requiring Willinga Park to construct a new entrance on the property's western boundary for traffic generated by future construction activity and events, diverting traffic before crossing Willinga Lake;</li> <li>2. Extending Willinga Road to Willinga Park's western boundary (or requiring Willinga Park to fund this road extension – similar to contributions collected for roads surrounding the redeveloped Canberra Airport);</li> <li>3. Reducing the speed limit of the area to 40 km/h;</li> <li>4. Installing a pedestrian crossing south of Bawley Pont Rd/Shearwater Cr and Murramarang Rd but before Tingira Dr; and/or</li> <li>5. Installing other traffic calming measures to increase pedestrian safety along routes to and from Willinga Park.</li> </ol>	
84	Resident of Kioloa	<p><b>Object to proposal</b></p> <p>Rezoning contradicts the area's drawcards for residents and tourists, including the area's quiet character and many natural attractions. Do not live near Willinga Park but believe all residents should have been notified as it will have an impact on the area's roads and environment.</p> <p>Wildlife carer who constantly deals with native wildlife roadkill (i.e. Swamp Wallabies, Eastern Grey Kangaroos, possums), which will worsen with the proposal. Species are stressed from habitat loss being fenced off from grazing areas and subdivisions. Proposal will set a precedent for the future.</p>	<p>Character impacts</p> <p>Amenity/lifestyle impacts</p> <p>Traffic</p> <p>Environmental impacts</p> <p>Community engagement</p> <p>Wildlife impacts (e.g. roadkill)</p> <p>Precedent</p>
85	Resident of Kioloa	<p><b>Support proposal</b></p> <p>Kioloa homeowner since 1982 and long-term member of Kioloa-Bawley Point Sport &amp; Recreation Club. Grateful for the efforts of Willinga Park and the Rural Fire Service's efforts in saving the town and their home during the 2019/20 bushfires.</p>	<p>Bushfire resilience</p>
86	Resident of Bawley Point	<p><b>Support proposal</b></p> <p>Willinga Park has brought enormous benefits to the Region and specifically to Bawley Point, quite apart from its sheer elegance, practical planning and exceptional execution. Creation of a world class Equine Park and related accommodation, Veterinary facilities, Conference Centre, significant employment across many trades and trade suppliers, support for local community bodies eg Men's Shed and much more. Difficult to overstate the benefits that have flowed to the Bawley Point community and beyond - continuing benefits. Demonstrated by its actions how much it takes into</p>	<p>Community benefits</p> <p>High quality architecture</p> <p>Equestrian facilities</p> <p>Jobs</p> <p>Economic benefits</p> <p>Tourism attraction</p>

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		<p>account community views and amenity. Has brought a sense of excitement and seriously enhanced tourism and economic development strategies. Role played by Willinga Park during the 2019-2020 bush fires. The devastation to persons and property that may have resulted without the land planning practices of Willinga Park that effectively saved Bawley Point one night, can only be imagined.</p> <p>The extension of activities proposed seems entirely consistent with the project. Surprised that they were so limited in the first instance. The growth in the area and the likely continued growth at an increased rate strongly supports the need for the proposed facilities. Aware that a small number of residents – remarkably few – have sought to agitate against the proposal at various times and are again doing so. Do not represent the majority view here of residents who strongly support Willinga Park activities and continue to benefit in numerous way. Respect the right of people to hold and to express their views but the unfounded nature of some just amaze me. Before writing this letter of support have canvassed a range of people and am able to report that they are also supportive.</p>	<p>Bushfire resilience</p> <p>Better use of existing facilities</p>
87	Resident of Bawley Point	<p><b>Object to proposal</b></p> <p>Moved to Bawley Point 21 years ago for its natural beauty which will be eroded by the proposal. There is sociological evidence that small communities are adversely impacted by large developments.</p> <p>Earlier DAs at Willinga Park have allegedly not been fully complied with, and Council allegedly took little or no action. These breaches relate to the unauthorised removal of mature eucalypts.</p> <p>Under the proposal, functions could be held up to once a week which would destroy Bawley Point's quiet amenity.</p> <p>There would be increased traffic volumes, noise and congestion in Bawley Point, particularly along Forster Drive.</p> <p>Support controlled and not too frequent equestrian events at Willinga Park, not noisy functions.</p> <p>The past history of the applicant suggests that they will ride roughshod over any local opposition to fulfil their personal ambition.</p>	<p>Character impacts</p> <p>Scale of development (inappropriate)</p> <p>Enforcement &amp; Compliance</p> <p>Exempt development / without consent concerns</p> <p>Vegetation clearing</p> <p>Amenity/lifestyle concerns</p> <p>Traffic</p> <p>Noise</p>
88	Resident of Balgowlah	<p><b>Object to proposal</b></p> <p><b>Inappropriate scale of development</b></p> <p>Scale of development at Willinga Park far exceeds community expectations. Despite the development's quality, it continues to have an unacceptable community impact regarding traffic and heavy vehicles which has changed the residential character and damaged local roads.</p> <p><b>Precedent/Method of Expansion</b></p> <p>An exemption from the rural zoning would mean that any subsequent DA in the area will have this exemption as the starting point meaning that this is a watershed moment for the community.</p>	<p>Scale of development (inappropriate)</p> <p>Community impacts</p> <p>Traffic</p> <p>Heavy vehicles</p> <p>Character impacts</p> <p>Road condition / maintenance</p>

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		<p>Community can live with the development as is, but any change in its scale and impact would change Bawley Point's character as a rural village community.</p> <p>Need to be careful not to allow for incrementalism regarding development expansion, where initial applications are followed by amendments, then new applications.</p> <p>Development should conform to the zoning controls. Suggest that if the zoning controls are amended for Willinga Park, then the overarching planning scheme itself should be reviewed rather than ad-hoc amendments within it.</p>	<p>Precedent</p> <p>Method of expansion</p> <p>Needs holistic review / masterplan</p> <p>Exempt development / without consent concerns</p>

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