



PLANNING PROPOSAL

WILLINGA PARK, 134 FORSTER DRIVE, BAWLEY POINT

**Prepared for
Capital Property Corporation**

**By
BBC Consulting Planners**

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Table of Contents

I.	INTRODUCTION	3
II.	LAND TO WHICH THIS PLANNING PROPOSAL RELATES	7
	(a) Location	7
	(b) Area and boundaries	8
	(c) Ownership	8
	(d) Vehicular access and parking	8
	(e) Facilities	9
	(f) Utilities/Services	10
	(g) Recent planning history	11
	(h) About Willinga Park	15
	(i) Surrounding Area	16
III.	EXISTING PLANNING CONTROLS	17
	PART 1 – OBJECTIVES OR INTENDED OUTCOMES	21
	PART 2 – EXPLANATION OF PROVISIONS	22
	PART 3 – JUSTIFICATION	23
	Section A – Need for the Planning Proposal	23
	Section B – Relationship to Strategic Planning Framework	24
	Section C – Environmental, Social and Economic Impact	31
	Section D – State and Commonwealth Interests	33
	PART 4 – MAPPING	34
	PART 5 – COMMUNITY AND OTHER CONSULTATION	35
	PART 6 - PROJECT TIMELINE	36

FIGURES

(Note: The figures are interposed throughout the text, but are also consolidated as a complete set following Part 6 of the report)

- Figure 1: Location
- Figure 2: Site
- Figure 3: Site Masterplan
- Figure 4A: Zoning Map – Shoalhaven LEP 2014
- Figure 4B: Lot Size Map – Shoalhaven LEP 2014
- Figure 4C: Building Height Map – Shoalhaven LEP 2014
- Figure 4D: Acid Sulfate Soils Map – Shoalhaven LEP 2014
- Figure 4E: Terrestrial Biodiversity Map – Shoalhaven LEP 2014
- Figure 4F: Riparian Lands and Watercourses Map – Shoalhaven LEP 2014
- Figure 4G: Scenic Protection Area Map – Shoalhaven LEP 2014
- Figure 5: Bushfire Prone Land Map
- Figure 6: Composite Map - SEPP (Coastal Management) 2018

APPENDICES

- Appendix 1: [Certificates of Title](#)
- Appendix 2: [Deposited Plans](#)
- Appendix 3: [Consent as modified for the Events DA 18/ 1237 and DS 19/1522](#)
- Appendix 4: [Event Plan of Management, prepared for and approved as part of DA 18/1237](#)
- Appendix 5: [Emergency Plan prepared for DA 18/1237](#)
- Appendix 6: [Bushfire Emergency Management and Evacuation Plan, prepared for and approved as part of DA 18/1237](#)
- Appendix 7: [Acoustic Assessment – Hosting of Events, prepared for and approved as part of DA 18/1237](#)
- Appendix 8: [Traffic Impact Assessment prepared for and approved as part of DA 18/1237](#)
- Appendix 9: [Consent to DA 18/2138 for the Wastewater Treatment Facility](#)
- Appendix 10: [Agency Referrals and Responses](#)

I. INTRODUCTION

(a) Overview

This planning proposal, which has been prepared on behalf of Capital Property Corporation, (“the Proponent”) contains an explanation of the intended effect and justification for a proposed amendment, to Shoalhaven Local Environmental Plan 2014 (“SLEP 2014”) relating to the large agricultural estate and centre of equine excellence known as “Willinga Park” located at 123 and 134 Forster Drive, Bawley Point (comprising Lot 21 in DP 1217069 and Lot 33 in DP 1259627) referred to herein as “the site”. Certificates of title and deposited plans for the site are provided in **Appendices 1 and 2** respectively.

The site has an area of 167.954 hectares and is located to the west of Bawley Point on Forster Drive, an east-west aligned all-weather road which connects with Murramarang Road, then Bawley Point Road to the Princes Highway at Termeil (see **Figure 1**). At its closest point, the site is around 1.0km west of Murramarang Road.

The site, the boundaries of which are shown on **Figure 2**, is the subject of multiple development consents for various agricultural, equine industry and recreational facilities (indoor) and (outdoor) uses associated with, and which have resulted in, the creation of Willinga Estate as a world class centre of equine excellence. The site masterplan is provided in **Figure 3**. The facilities include: an equine education centre capable of seating 300 delegates/ guests, 34 guest cabins and multiple arenas and fields for equine sports including a new international standard show jumping arena. A 44 room guesthouse has also been approved.

The site is zoned RU2 Rural Landscape pursuant to Shoalhaven LEP 2014 (see **Figure 4A**) in which “extensive agriculture” which includes the grazing of livestock for commercial purposes, is permissible without consent. “Agriculture”, “animal boarding and training establishments”, “recreations facilities (indoor)”, “recreation facilities (outdoor)” and “tourist and visitor accommodation” (except hotels and motels) are amongst the range of land uses permissible with consent in the RU2 Rural Landscape zone.

However, use of the approved facilities on the site for non-equine and/ or non-agricultural estate functions is prohibited, which is currently a ‘lost opportunity’ for Willinga Park and for the local economy as the existing facilities are ideal for functions of all kinds.

The planning proposal therefore seeks to amend Shoalhaven LEP 2014 (“SLEP 2014”) by making a ‘function centre’ a permissible use on the site. This can be achieved by amending Schedule 1 “Additional permitted uses” in SLEP 2014. Reflecting the sophistication and comprehensive nature of Willinga Estate, and its ability to readily accommodate up to 5,000 people on a day-to-day basis during events in accordance with the consent to DA 18/1237, the planning proposal also seeks to make smaller functions to be attended by less than 351 persons (excluding staff), permissible without consent.

The planning proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (“the EP&A Act”), the Department of Planning, Industry and Environment’s “A Guide to Preparing Local Environmental Plans” “A Guide to Preparing Planning Proposals”, and Shoalhaven City Council’s “Planning Proposal (Rezoning) Guidelines”.



A draft of the Planning Proposal was submitted to Council on 22 May 2020 and a pre-lodgement meeting was convened (electronically) on 25 June 2020. Feedback on the draft was provided by Council officers by letter dated 10 July 2020. That feedback was used to revise and augment the Planning Proposal.

The Planning Proposal was submitted by the Proponent to Shoalhaven City Council on 29 April 2021. A report on the Planning Proposal was considered by Council's Development & Environment Committee at its meeting on Tuesday, 5 October 2021. At that meeting, Council resolved to support the Planning Proposal. A rescission notice was subsequently lodged meaning that the matter had to be reconsidered at the Ordinary Meeting of Council on 26 October 2014. At that meeting the rescission motion was lost.

The Planning Proposal was then submitted by Council to the NSW Department of Planning, Industry and Environment for Gateway Determination. On 10 December 2021, the Gateway Determination was made that the Planning Proposal should proceed subject to conditions including that the Planning Proposal be updated prior to public exhibition to: -

“- Provide an assessment of the proposal against the current Illawarra Shoalhaven Regional Plan (dated May 2021) and Shoalhaven Local Strategic Planning Statement and to remove reference to the superseded South Coast Regional Strategy.

- Exclude land zoned E2 Environmental Conservation from the proposed Schedule 1 Additional Permitted Use clause and Local Clause Map.

- Include an estimate of potential number of jobs that could be generated because of the Planning Proposal.

- Update the Project Timeline (Part 6).”

The Planning Proposal has been updated in accordance with the above conditions.

(b) Functions at Willinga Park

(i) Type of Functions

The likely and most common type of functions to be held at Willinga Park and their likely attendances (excluding staff) are set out in the table below.

Weddings	Up to 350 pax
Awards Dinners	Up to 200 pax
Government Disaster Emergency Response	Up to 300 pax
Community Gatherings	Up to 300 pax
Equine Related Functions/Training	Up to 300 pax
(Yoga) Retreats	Up to 50 pax
Workshops	Up to 300 pax
Tradeshows	Up to 50 pax
Forums	Up to 300 pax



Sport Functions	Up to 350 pax
Birthday Party	Up to 350 pax
Presentation Night	Up to 350 pax
Product Launch	Up to 350 pax
Concerts	Up to 350 pax

From time to time (i.e. less frequently), there will be larger functions where the attendance will be more than 350 persons.

(ii) Likely Frequency of Functions

It is anticipated that on average there would be up to 2 functions per week.

(iii) Location of Functions

Most functions would be at the Equine Education Centre but also potentially on the Polo Cross Field, Show Jumping Arena or Grand Prix Area. (No functions will be held on the part of the site which is zoned C2 Environmental Conservation).

(iv) Infrastructure Needs for Functions

It is anticipated that the existing infrastructure will be sufficient for most functions.

(v) Adequacy of On-Site Parking Facilities for Functions

Adequate car parking is available on the site to meet the parking demands of all functions. In this regard, the approval to DA18/1237 already provides for up to 5,000 attendees each day, with the ability to provide car parking for all attendees on site.

(vi) Co-ordination with other events (to avoid exceeding the on-site parking capacity etc)

No functions will be held when events permitted pursuant to the consent to DA 18/1237 are underway, other than functions ancillary to those permitted events.

(vii) Impacts/ demands on the capacity of the existing approved wastewater system.

The approved waste-water system has capacity to deal with events for up to 5,000 attendees (daily) at Willinga Park, therefore will also have the capacity to accommodate functions.

(viii) Acoustic impacts of Functions

Most functions will be held indoors at the Equine Education Centre.

(ix) Protection of water quality

There will be no functions on the part of the site which is zoned C2 Environmental Management therefore there is no risk of adverse impacts on the water quality of Willinga Lake. Most functions will be held indoors in the Equine Education Centre.

(c) Estimate of potential number of jobs that could be generated as a result of the Planning Proposal

Using REMPLAN'S Impact Modelling tool, Council's Economic Development Unit has estimated that an average of 17 jobs could be generated as a result of the Planning Proposal. The actual number of jobs will be dependent on the variety and frequency of functions. The jobs generated will go to local people.

II. Land to which this planning proposal relates

(a) Location

The site is located to the west of Bawley Point on Forster Drive, an east-west aligned all-weather road which connects with Murramarang Road, then Bawley Point Road to the Princes Highway at Termeil (see **Figure 1** below). At its closest point, the site is around 1.0km west of Murramarang Road.

Figure 1: Location



(b) Area and boundaries

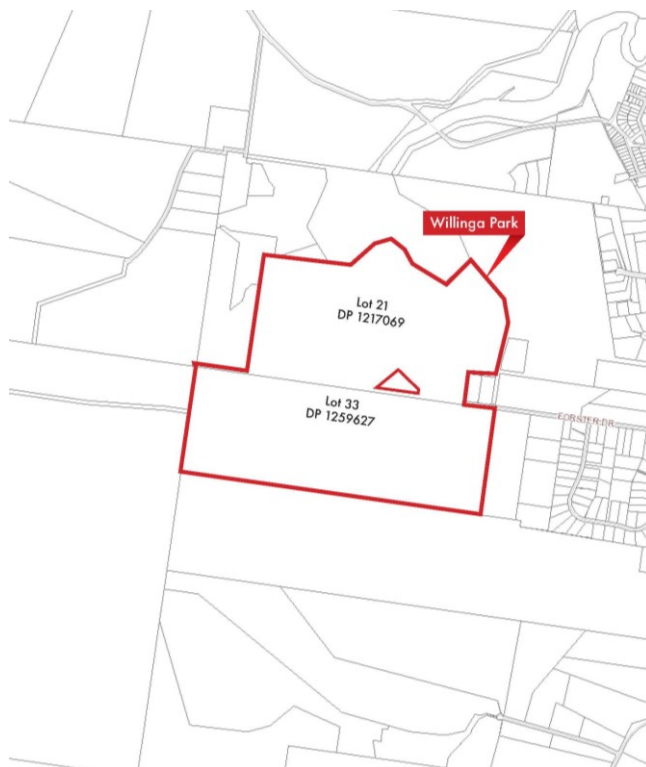
The site has an area of 167.954 hectares and is part of a larger estate totalling around 800 ha. The balance of the estate lies to the west and south west of the site.

The site comprises two contiguous lots with the following areas:-

- Lot 21 in DP 1217069 82.384ha +
- Lot 33 in DP 1259627 85.570ha
- 167.954ha

The boundaries of the site are shown on **Figure 2** below.

Figure 2: Site



(c) Ownership

The site is owned by Capital Property Corporation Pty Ltd (see Certificates of Title in **Appendix 1**).

(d) Vehicular access and parking

The site is accessed via Forster Drive. At the eastern entry to the site off Forster Drive, there is a security gate/guard house. Forster Drive has a sealed carriageway width of around 6.0m

to 7.0m. The most recent upgrade of Forster Drive was undertaken by, and at the cost of the Proponent.

Formal car parking areas are provided adjacent to the main facilities on the estate. Informal parking areas are available for up to 5,000 attendees a day when events are taking place pursuant to the consent to DA 18/1237 (see sub-section (g) Recent Planning History below for details). Ample on-site parking is available for attendance at a function.

(e) Facilities

Willinga Park has extensive facilities for the management and training of horses, including facilities for hire for events across all equine disciplines. These facilities include: -

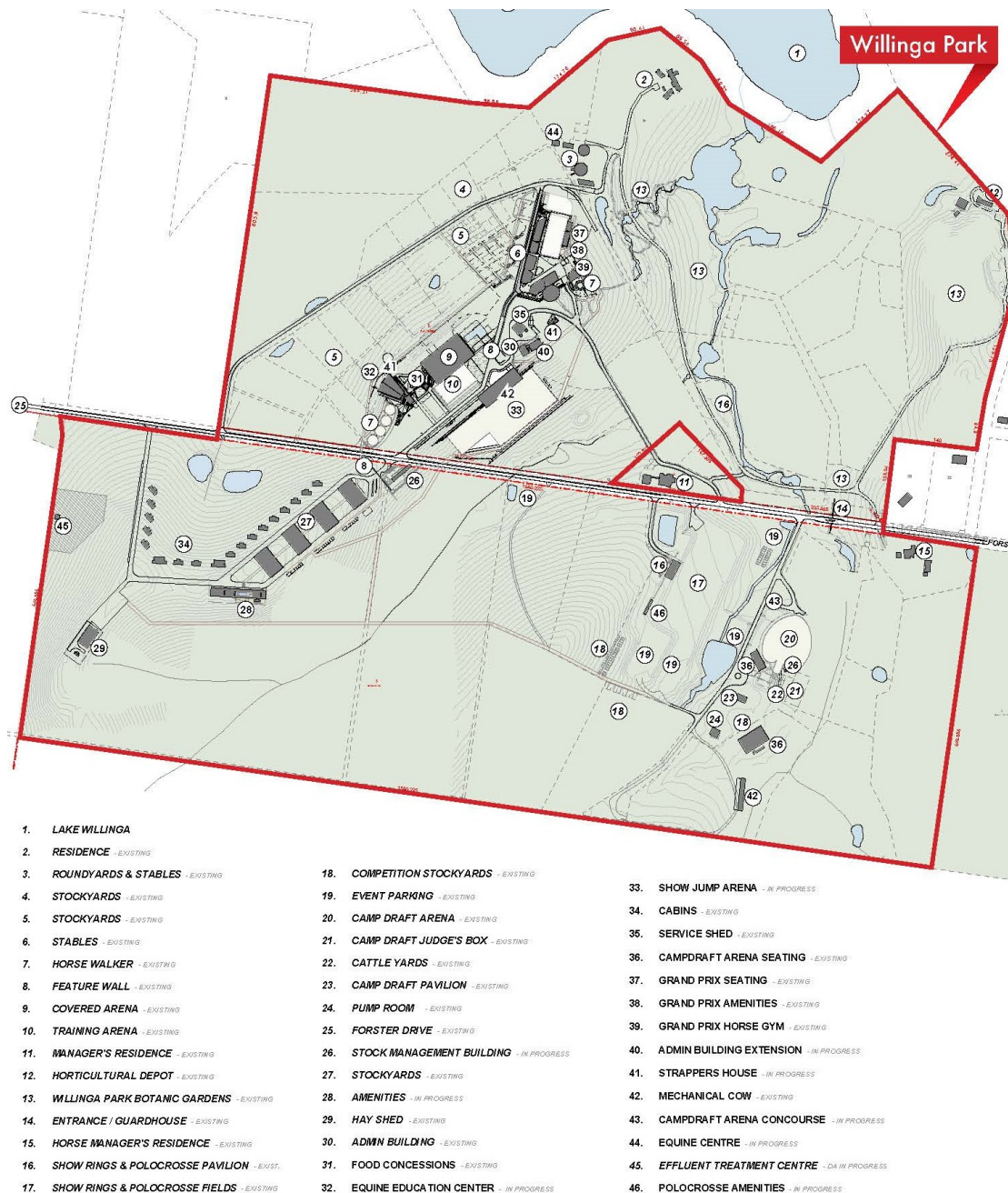
- a covered Arena;
- 90m Campdraft Arena with Judges Box;
- Showjumping Field and International Standard Showjumping Arena;
- 200 event stables;
- 3 outdoor arenas;
- 6 round yards;
- 32 luxury stables; and
- a veterinary room and walker and training pool for horses;
- a veterinary centre (under construction).

Additionally: -

- there is on-site accommodation provided in 20 luxury cabins and approval has been granted for a 44 room guest house; and
- there is a state-of-the-art Equine Education Centre (opened in November 2019) which provides a flexible conference and event space capable of catering to up to 350 persons.

Provided overleaf is the site masterplan (see **Figure 3**).

Figure 3: Site Masterplan [update to show guesthouse and veterinary centre]



(f) Utilities/Services

The site benefits from essential services including reticulated water and electricity supply. Water is reticulated via an underground 100m (diameter) pipe/hydrant network.

The 1.5 megalitre capacity water tank on the site is equipped with a high volume pump which is connected to mains power. An emergency on-site generator provides back up power supply.

All water supplied for human consumption complies with Chapter 7 of the “Australian Drinking Water Guidelines 1996” published by the National Health and Medical Research Council and the Agriculture and Resource Management Council of Australian and New Zealand.

Development consent to DA18/2138 was granted on 10 December 2019 for a centralised wastewater treatment facility to be inter-connected with all existing and future sanitary facilities on the site. It has the capacity to deal with all domestic wastewater generated on site, including during events and/ or functions.

(g) Recent planning history

The recent planning history of the site is as follows:-

- DA88/1414: Tourist Facility
- DA98/1697: Dwelling Additions (Rural)
- DA01/1510: New Dwelling (Rural)
- SF10264: Subdivision Application Boundary Adjustment for two lot rural subdivision
- DA12/1396: Dwelling Additions
- DS12/1235: Dwelling Additions Modification
- DS13/12079: Dwelling Additions Modification
- DS13/1238: Boundary Adjustment Modification
- DA13/1444: New Commercial – Proposed stable complex – 14 stables, 2 stallion stables; foaling stables; ancillary manager’s residence and overnight vet accommodation and staff amenities and associated works.
- DS13/1368: Modification Application to reposition and design the stable buildings.
- DS 14/1136: Modification Application to the approved stable complex.
- DA 14/2275: Covered dressage arena to support the breeding and training of Australian Stock Horses including a covered seating area 60m x 20m, judge’s booth, storage booth, amenities, seating areas, retaining walls, a PA system, and occasional events.
- DA 14/2388: Construction and operation/formalisation of additional facilities associated with the agricultural activity of horse grazing, breeding and training incorporating:-
 - new polo cross field/dressage arenas & landscaping (146m long x 60m wide);
 - new polo cross/camp draft machinery shed & storage rooms;
 - new covered viewing concourse, tournament picnic shelters; pier over edge of existing dam; driveways, parking and pedestrian pathways;
 - new camp draft amenities, spectator viewing platform and judges box; and
 - formalise existing camp draft arena (100m diameter).

- DA 15/1238: Modification to the consent to DA 13/1444 to permit the addition of an equine hydrotherapy pool, associated infrastructure and design elements including light poles to the open equestrian arena.
- DA 15/1500: Modification to the consent to DA 14/2275 to provide an office/events management pavilion, additional seating, toilets and VIP boxes.
- DA 15/1514: Modification to the consent to DA 14/2388 in relation to design elements of the camp draft arena and polo cross field.
- DA 15/1608: Entry gate and signage.
- DA 15/1659: Use of the site for the holding of events such a polocrosse, camp drafting, team penning and dressage:-
 - “ Up to ten (10) one day events per year attended by up to 30 participants and spectators;*
 - A maximum of six (6) two day events per year of which 5 will cater for up to 175 participants and spectators; and 1 major event which will cater for up to 300 participants and spectators.”;*
 - and the establishment of a “Primitive Camping Ground”, to be used in conjunction with 2 day events, containing between 50 and 70 campsites.*
- DS 16/1406: Modification to the consent to DA 15/1659 to permit improved WC facilities for the mobility impaired.
- DS 16/1421: Modification to the consent to DA 14/2275 to delete the events management pavilion, and add seating and VIP boxes, toilets and a detached food concession.
- DS 17/1029: Modification to the consent to DA 14/2275 to permit food concession fit-out and related works.
- DA 17/1761: Approved on 22 September 2017 for:-
 - “a) Stock Management Building – comprises ground floor office, forms room, reception, volunteer retreat room and sanitary facilities and basement services infrastructure and an underground fuel tank and associated landscaping.*
 - b) Entry Feature Gate – Monolithic concrete wall*
 - c) Wind Activated Kinetic Paradise Tree Sculpture*
 - d) Amenities Building – comprises shower and toilet amenities, Kitchen, Laundry/linen, Store/cleaner room, drying room, Undercover outdoor BBQ area and pool area, Solar battery plant room, solar array and Swimming pool*
 - e) Access and parking – regularising existing, informal farm access at the site, particularly the extension of Arena Drive from Forster Drive to provide access to the proposed stock management building, stockyards, amenities building and hay shed and parking.”*
- DA17/2536: Approved on 12 January 2018 for a covered seating area for 488 people in the existing camp draft arena.

- DA18/1188: Approved on 7 March 2018 for proposed grand prix seating.
- DA17/2535: Approved on 15 June 2018 for 20 tourist cabins (17 x 2 bed, 3 x 4 bed), associated car parking and associated minor site preparation works and services installation. The approved cabins are located to the west of the covered and uncovered stockyards on Lot 3 in DP 527264, to the south of the western end of Forster Drive.
- DA18/1211: Approved on 22 June 2018 for an Equine Education Centre.
- DS19/1272: Approved on 30 July 2019, modification of the consent to DA18/1211 to allow various design amendments.
- DA18/1585: Approved on 2 August 2019 for additions to an existing administration building Stage 2.
- DA18/1867: Approved 16 August 2018 for transporting excavated material for proposed show jump arena.
- DA18/1586: Approved on 20 November 2018 for strapper's accommodation.
- DA18/1212: Approved on 8 March 2019 for a Show Jumping Arena with covered tiered seating 1000 spectators, amenities & kiosks for events, associated lighting, water tanks, horse paths & landscaping.
- DA19/1287: Approved on 20 April 2019 for alterations to the existing administration building.
- DA18/1237: Approved on 28 August 2019 for the hosting of events (see discussion below).
- DA18/2138: Approved on 10 December 2019 for a wastewater treatment facility (see discussion below).
- DS19/1465: Approved on 23 December 2019 to modify DA18/1212 to allow various design amendments.
- DA19/2110: Approved on 25 February 2020 for the construction and use of guesthouse accommodation.
- DS20/1132: Approved on 27 April 2020 to modify DA19/2110 to allow various design amendments to the approved guesthouse accommodation.
- DA 20/2123: Approved on 22 December 2020 for the construction and use of an equine veterinary hospital.

Discussion

As noted above, Willinga Park has approval to host events pursuant to the modified consent to DA 18/1237. Consent was granted on 27 August 2019 and is for the hosting of events open to the public. The consent was subsequently modified pursuant to DS19/1522 approved on 2 June 2020. A copy of the modified development consent to DA 18/1237 is provided in **Appendix 3**.

The types of “events” approved by this consent are as follows:-

- a “Category A” Event – being an event that could include any of the equine disciplines with between 3,001 to 5,000 people in attendance per session;

- a “Category B” Event – being an event that could include any of the equine disciplines with between 1,000 to 3,000 people in attendance per session; and
- a “Non-Equine” Event – being an event relating to architecture, gardens, sculpture tours and the like with up to 5,000 people in attendance per session.

In relation to the “non-equine” events referred to above, these are ancillary to the already approved and permissible land uses at Willinga Park.

The hosting of events at Willinga Park is subject to a comprehensive Event Plan of Management (see **Appendix 4**), a site-wide emergency plan (see **Appendix 5**), and a bushfire emergency management and evacuation plan (see **Appendix 6**). All of these management plans have been approved by Council.

Other key documents prepared for the approved Events DA include an acoustic assessment (see **Appendix 7**) and a traffic impact assessment (see **Appendix 8**).

Also as noted above, consent to DA18/2138 was granted on 10 December 2019 for a wastewater treatment facility at Willinga Park. In relation to the capacity of the wastewater treatment facility, the On-Site Wastewater Management Plan lodged with DA 18/2138 states as follows:-

“The current wastewater collection treatment and management scheme is designed for the following:

- 1. Large Size Event: Up to a maximum of 5000 day visitors, 600 overnight residents, 1 event/month, 10 permanent staff members working 7 days a week*
- 2. Medium Size Event: Up to a maximum of 2000 day visitors, 300 overnight residents, 2 events/ month, 10 permanent staff members working 7 days a week*
- 3. 50 overnight people staying 2 days before event and 1 day after event.*

The proposed design for the developments on-site will enable around 27,912 visitors/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 approximately 22,655 kL/year of wastewater. The monthly breakup of the events may comprise of one large 3-day event of 5,000/day visitors in total and two separate 3-day events with expected visitors of 2,000/day per event or one large 3 day event of 5,000/day visitors and a few smaller events totalling to the month visitor numbers of 27,912. The entire site will have a centralised wastewater treatment plant with an appropriate technology to manage the large variations in flows and able to deal with periods of no flow. In addition to the large events, the site on-site wastewater treatment plant will also need to treat wastewater from 10 permanent staff every day.

The consent for the Wastewater Treatment Facility is also included as an appendix to this Planning Proposal (see **Appendix 9**).

(h) About Willinga Park

Willinga Park is predominantly used for the agricultural activity of horse grazing, breeding and training of Australian Stock Horses.

The following extract from Willinga Park's home page sums up the purpose and essence of the place:-

"The Australian Stock Horse is ingrained into the history of this country, with ancestors of the breed tracing back to the First Fleet. Many a heated discussion, even today, could be had about the exact origins of the breed; though one thing is for sure, the Australian Stock Horse is truly unique to Australia with its physical and mental attributes reflecting the climate, landscape and people of this country. What we have today is a horse with strength and stamina, a horse that is reliable and versatile. The Australian Stock Horse is athletic, intelligent, tough, courageous and has the perfect temperament to match. Its conformation is well-balanced, the breed has a neat hoof for agility, refined and hardy legs, a sloping shoulder and strong, rounded hindquarters.

The horse has been a part of the culture of Australia for over 200 years and the Australian Stock Horse is the epitome of this. The Stock Horse features in what is arguably the country's most recognised poem The Man from Snowy River, by Banjo Paterson. The poem conveys with zeal both the horse's temperament and looks

*And one was there, a stripling on a small and weedy beast,
He was something like a racehorse undersized,
With a touch of Timor pony – three parts thoroughbred at least –
And such as are by mountain horsemen prized.
He was hard and tough and wiry – just the sort that won't say die –
There was courage in his quick impatient tread;
And he bore the badge of gameness in his bright and fiery eye,
And the proud and lofty carriage of his head.*

Willinga Park shares this passion for the Australian Stock Horse. Our horses are a collection of what we consider to be some of the best in the breed. We have carefully selected horses for their conformation and ability. Many have a strong history of being successful in show or competition and, everyone knows that success breeds success, so many of our horses have strong lineage to the best pedigree stock horses in this country.

Today we are introducing the best in Quarter Horses to the mix, including the successful Acres Destiny and Mabo out of well-known Docs Freckles Oak. This fusion has been designed to produce a horse that has a good temperament, is a willing team mate and one that has innate skills to work cattle. Our breeding program aims to develop a horse that the owner can get the best out of for both leisure and performance.

Willinga Park's breeding program combines old-fashioned natural breeding along with a cutting edge embryo transfer program using surrogate mares. This is a hugely successful formula that is delivering the next generation of performance horses."

Willinga park, in addition to the world class equine facilities, contains newly created, significant and expansive botanic gardens, described as follows on Willinga Park's home page:-

"The gardens at Willinga Park have been developed on remnant degraded grazing country. The gardens were created in 2010 comprising of 5ha site with possible future extension. The gardens will be extended to encompass the native woodlands (3ha) to the west over the next few years with only endemic plantings and can be seen at the back of the gardens.

There have been in excess of 8000 trees, shrubs and plants incorporated into the property. Across the valley there is an arboretum, with a program of planting out more native trees throughout the property.

The plantings in the gardens are mainly Australian natives, some endemic to our area. The gardens, now have an established micro-climate that will require the collection to be substantially re-planted over the next three years as plants outgrow their now allocated space.



The water system comprises pools and a huge reservoir to catch nutrients and recirculate into the garden. The pools and pathway have been designed to slow up run off and recharge water aquifers. There is an exploding population of Green and Golden Bell frogs in what is an ideal environment for their development as well as other fauna.

This garden will have a long journey to completion, this is only the beginning. We hope to expand the collection and in the future, have it open for the community to enjoy offering a diversity of plant life and passive recreation."

There are sculptures displayed throughout the Willinga Park estate.

The quality of the gardens, sculptures and building design has been widely recognised. Awards include:-

- National Award in Commercial Architectural at the 2017 Australian Institute of Architects National Architectural Awards;
- Master Builders ACT named Willinga Park 2017 Project of the Year among several other accolades;
- 2017 ACT Architectural Awards:
 - The W Hayward Morris Award for Interior Architecture; and
 - The Romaldo Gurgola Award for Public Architecture;
- Finalist in the World Architectural Festival 2017:
 - Sport-Completed Buildings Category; and
 - Landscape Category;
- Illuminating Engineering Society Awards:
 - NSW Award of Excellence in Lighting Design 2017; and
 - International Award of Excellence 2018

(i) Surrounding Area

The area surrounding the site can be described as follows:

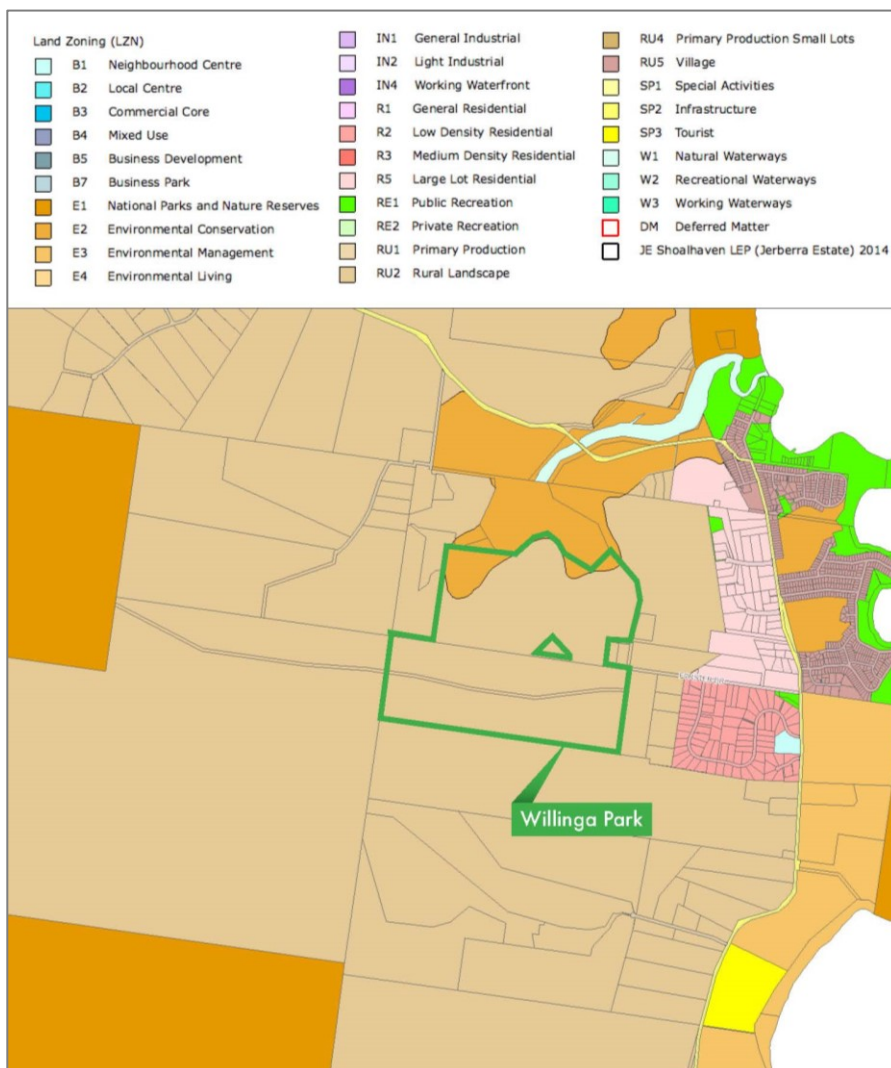
- the northern boundary of the site comprises the southern foreshores of Willinga Lake;
- the site is otherwise surrounded by grazing lands and forested slopes with land to the south west forming a 600 hectare(+) extension of the agricultural estate; and
- the nearest adjoining dwellings are at No's 103 and 122 Forster Road, both of which are located to the east of the site.

III. Existing Planning Controls

The site is predominantly zoned RU2 Rural Landscape (see **Figure 4A** below) the objectives of which are as follows: -

- “• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.”

Figure 4A: Zoning Map



Note: Although the above zoning map identifies part of the site zoned E2 Environmental Conservation, since 1 December 2021 that zone is now C2 Environmental Conservation as a result of Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021 gazetted on 3 November 2021.

Table 1 below details the existing planning controls and development standards contained within SLEP 2014 that apply to the site to which this planning proposal relates.

Table 1: Existing planning controls applying to the site

Planning Control	Development Standard
Land Zoning	Predominantly RU2 Rural Landscape (see Figure 4A)
Minimum Lot Size (Clause 4.1)	Partially 10ha, partially 80ha (see Figure 4B)
FSR (Clause 4.4)	Nil
Maximum Height of Buildings (Clause 4.3)	11 metres (see Figure 4C)
Heritage	Nil
Acid Sulphate Soils (Clause 7.1)	Partially Class 5, partially Class 4 (see Figure 4D)
Coastal Risk Planning (Clause 7.4)	Nil
Terrestrial Biodiversity (Clause 7.5)	Partially "Biodiversity – habitat corridor", partially "Biodiversity – significant vegetation"
Riparian Land and Watercourses (Clause 7.6)	Partially Riparian Land, containing a watercourse Category 3 (see Figure 4F)
Scenic Protection (Clause 7.8)	Partially Scenic Protection Area (see Figure 4G)

The relevant maps from SLEP 2014 are provided below and overleaf.

Figure 4B: Lot Size Map

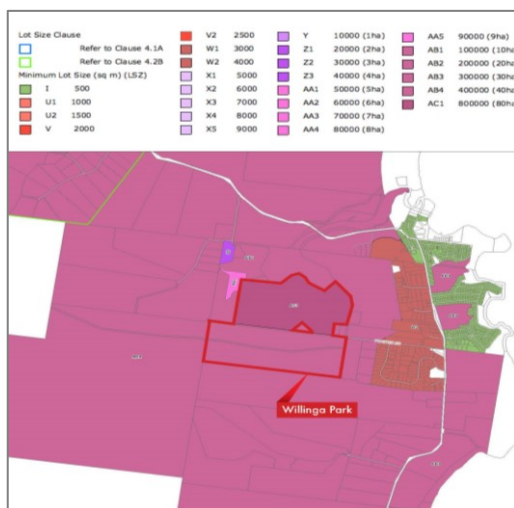


Figure 4C: Building Height Map

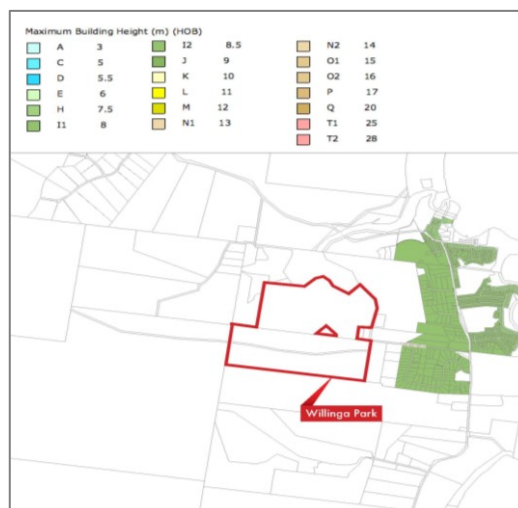


Figure 4D: Acid Sulfate Soils Map

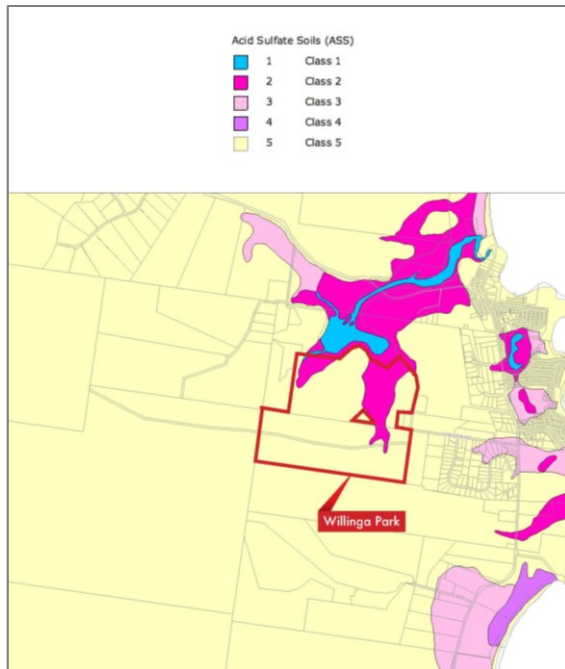


Figure 4E: Terrestrial Biodiversity Map

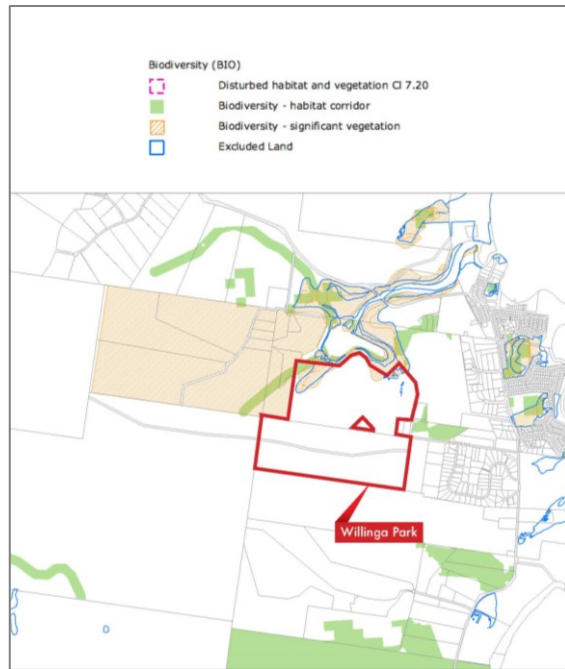


Figure 4F: Riparian Lands and Watercourses Map

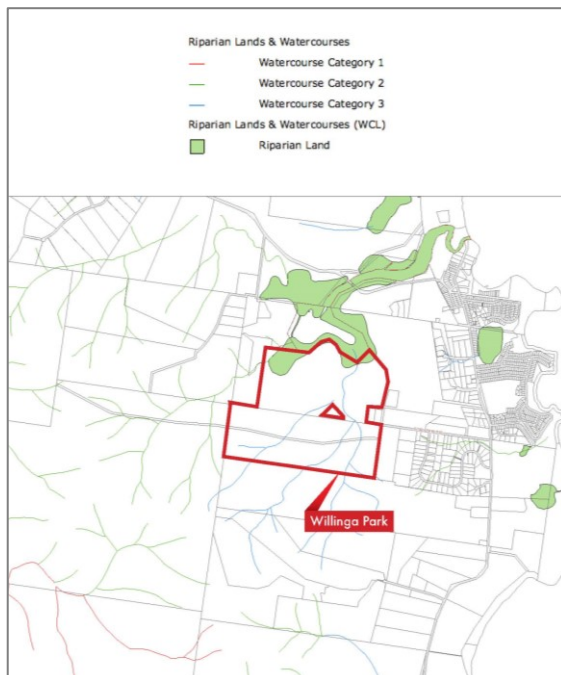
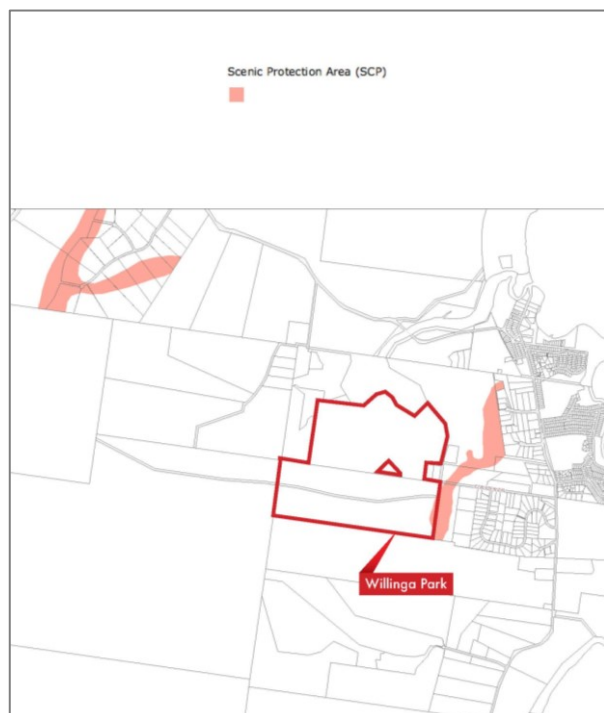


Figure 4G: Scenic Protection Area Map





The Proponent seeks to amend Shoalhaven LEP 2014 by way of this planning proposal as follows:-

- amend Schedule 1 “Additional Permitted Uses” to identify “function centre” as a permissible use on the site and to enable functions of less than 351 guests as exempt development; and
- amend the “Clauses Map” to identify the site as land to which Schedule 1 applies.

In accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (“the EP&A Act”), this planning proposal seeks to explain the intended effect of the proposed instrument and sets out the justification for making the proposed instrument. This planning proposal addresses matters that are intended to be included in the Shoalhaven LEP 2014.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective and intended outcome of the planning proposal is to enable the excellent, comprehensive and unique facilities at Willinga Park to be used for the purpose of a “function centre”, thereby enabling it to host a variety of types of functions, generally as summarized on page 4 of this report.

A “function centre” is presently prohibited use in the RU2 Rural Landscape zone in which the site is located.

A “function centre” is defined to mean: -

“a building or place used for the holding of events, functions, conferences or the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility”

Potential functions that would fall into this defined use would include concerts, cultural/ arts/ community (eg. Christmas Carols)/ bushfire recovery functions and gatherings, rural education and renewal functions, sporting functions as well as conferences, weddings, presentation nights, trade shows, product launches and the like.

The planning proposal therefore intends to amend SLEP 2014 so as to add “function centre” as an additional use which is permissible with consent on the site. This will be achieved by:-

- amending Schedule 1 “Additional Permitted Uses” to identify function centres as a permissible use on the site; and
- amending the “Clauses Map” to identify the site as land to which Schedule 1 applies.

Reflecting the sophistication and comprehensive nature of Willinga Estate, and its ability to readily accommodate up to 5,000 people on a day-to-day basis during events in accordance with the consent to DA 18/1237, the planning proposal also seeks to make smaller functions to be attended by less than 351 persons (excluding staff), permissible without consent.

PART 2 – EXPLANATION OF PROVISIONS

This section establishes the means by which the objectives of the planning proposal as described in Part 1 will be achieved via an amendment to SLEP 2014.

The following amendments to SLEP 2014 are proposed:-

1. Introduce a new clause in Schedule 1 “Additional Permitted Uses” which states as follows:

“# Use of certain land at Bawley Point

- (1) This clause applies to land identified as Sch1.21 on the clauses map, being that part of Lot 21 in DP 1217069 that is in Zone RU2 Rural Landscape and Lot 33 in DP 1259627, Bawley Point.*
- (2) Development for the purpose of a function centre is permitted with development consent.*
- (3) Notwithstanding (2) above, consent is not required for an event, function, conference or the like provided the number of attendees is less than 351 persons (excluding staff).” An on-site manager shall be present at any function permitted without consent to ensure the requirements of the Willinga Park Bushfire Emergency Management and Evacuation Plan are followed in the event of a bush fire emergency.*

2. Amend the “Clauses Map” to identify the site as being subject to Sch 1.#.

The proposed change to the “Clauses Map” in SLEP 2014 is shown in Part 4 of this planning proposal.

PART 3 – JUSTIFICATION

This section establishes the reasons for the proposed outcomes of the planning proposal and proposed amendments to SLEP 2014.

The following questions are set out in the NSW Department of Planning and Environment guidelines “*A Guide to Preparing Planning Proposals*”. The questions address the need for the planning proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

Section A – Need for the Planning Proposal

Q1. *Is the planning proposal a result of any strategic study or report?*

No. Adding to the range of uses permissible on the site by adding “function centre” is not identified in any strategic study or report.

Council’s Planning Proposal (Rezoning) guidelines identifies the following circumstances in which Council is “more likely” to support a Planning Proposal request: -

- the proposed LEP amendment is supported by an adopted/ endorsed Council or State Strategy or Plan;
- there is clearly an anomaly in the LEP mapping; and
- Council is satisfied that the proposed amendment is minor and has sound justification.

The subject Planning Proposal is consistent with the Shoalhaven Destination Management Plan (see response to Q3 below), and the Shoalhaven Community Strategic Plan (see response to Q4 below) and is not inconsistent with the Illawarra Shoalhaven Regional Plan or with the Shoalhaven Local Strategic Planning Statement (see response to Q3 below).

The subject Planning Proposal is also of a minor nature (as it applies to only one property) and is one which is wholly founded in its justification by the world class facilities which have been created at Willinga Park. These facilities are capable of being used for functions of various types without giving rise to any significant adverse impacts. The ability for Willinga Park to host functions will directly and indirectly generate local employment, stimulate the local economy, increase visitation to the region, and create increased awareness and appreciation of Willinga Park as a centre of equine excellence.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes. A planning proposal is the only means by which SLEP 2014 can be amended. The best means of achieving the objective and/ or intended outcome is by a planning proposal. Proceeding with a stand-alone, owner-initiated planning proposal is appropriate for the site in the circumstances of the case.

Section B – Relationship to Strategic Planning Framework

Q3. *Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?*

The applicable regional strategies is the Illawarra Shoalhaven Regional Plan.

Illawarra Shoalhaven Regional Plan 2041 (ISRP)

The ISRP 2041, which was released in May 2021 and which replaced the prior Illawarra Shoalhaven Regional Plan from 2015, sets the strategic planning framework for the region and aims to protect and enhance the region's assets and plan for a sustainable future. It has been prepared in accordance with Section 3.3 of the Environmental Planning and Assessment Act 1979 and in addition to Shoalhaven also applies to the local government area of Wollongong, Shellharbour and Kiama.

The overall vision of ISRP 2041 is of “an innovative, sustainable, resilient, connected, diverse and creative region”. It has four main themes and 30 objectives. The four main themes are as follows: -

- a productive and innovative region;
- a sustainable and resilient region;
- a region that values its people and places; and
- a smart and connected region;

Objective 24 is: -

“support major events, public art and cultural activities.”

Objective 24 includes the following statement: -

“The region is home to the Wollongong Art Gallery, the Illawarra Performing Arts Centre, the Shellharbour Civic Centre, the Shoalhaven Entertainment Centre, a world-class equestrian centre at Willinga Park, and the Bundanon Trust’s arts and cultural institution at Riversdale.”

Strategy 24.1 of ISRP 2041 which relates to the above objective states: -

“Strategy 24.1

Support public art, major events and cultural activities.

Strategic planning and local plans should consider opportunities to:

- *enhance and protect creative work and performance spaces, and related facilities*
- *support the temporary use of vacant buildings for performance and creative work*

- *support the night-time economy • facilitate opportunities for creative and artistic expression and participation with a minimum regulatory burden*
- *encourage the diversification of uses, or activation of underutilised facilities*
- *facilitate street art to enhance urban areas and contribute to the attractiveness of neighbourhoods.”*

The planning proposal is consistent with the main themes and objective in ISRP 2041 and is not inconsistent with other objectives.

Shoalhaven Destination Management Plan

Under the heading “1.13.3 Event sites and infrastructure”, the Shoalhaven Destination Management Plan states as follows: -

“1.13.3 Event sites and infrastructure

Being such a large region there are numerous event sites available. Given that one of the core strengths of the region is its natural beauty and a haven for residents, it is important that the staging of events is controlled and restricted to key prescribed sites and that Council invests in quality infrastructure and servicing. By focusing events into selected venues, it will also improve the opportunity to develop and support businesses.

There have been several key venue sites identified that could become the focus of larger event planning (i.e. beyond local community events), including:

- *Berry Showgrounds;*
- *Nowra River Precinct;*
- *Shoalhaven Entertainment Centre;*
- *Nowra Showgrounds;*
- *Bay and Basin Beaches and Foreshore Reserves;*
- *Nowra Racecourse Precinct; and*
- *Ulladulla Civic Centre.*

Furthermore, the proposed Nowra Motor Sport precinct, Bomaderry Sports & Community Complex, Dunn Lewis Centre and Willinga Park Equestrian Centre, may provide excellent event opportunities in the future.

While there are many other venues throughout the region, the most appropriate approach is to focus on those venues that are scalable to host substantive events. Regarding many other venues, these are most likely to be utilized by the community for the development of local events. It is felt that the locals are best placed to understand their requirements and identify appropriate venues.” (our emphasis)

Willinga Park is also recognized in the Shoalhaven Destination Management Plan as providing an opportunity to develop year-round visitation and tourism which can potentially benefit the local and regional economy. Section 2.9 “Action Plan to Support Events” contains the following strategy and action: -

“Strategy – Work with industry to identify gaps and develop, support and grow events to meet customer demand opportunities.

Work with key event locations to maximise tourism impacts e.g.: Willinga Park.....”

This is identified as an ongoing high priority.

Q4. *Is the planning proposal consistent with a council’s local strategy or other local strategic plan?*

Shoalhaven Community Strategic Plan (SCSP)

The SCSP sets out Council’s vision and details how Council, along with key stakeholders, will deliver this vision over the next 10 years.

The planning proposal is consistent with the following objectives in the Shoalhaven Community Strategic Plan:-

- **Objective 1.1:** A city of diverse, united and connected communities;
- **Objective 1.2:** A creative, vibrant, generous and learning community;
- **Objective 1.3:** A community that feels safe;
- **Objective 1.4:** A healthy and active community;
- **Objective 1.5:** Major town centres that are attractive, vibrant and popular destinations;
- **Objective 2.1:** A city that protects, values and cares for the Shoalhaven environment;
- **Objective 2.2:** Population and urban settlement growth that is ecologically sustainable, carefully planned and managed to meet the needs of the community;
- **Objective 2.3:** A community that seeks to reduce global warming impacts and increase our ability to adapt to the effects and impacts of climate change;
- **Objective 2.4:** A city that shows leadership in ecologically sustainable development and living;
- **Objective 2.5:** Community infrastructure and services that are environmentally responsible and ecologically sustainable;
- **Objective 3.1:** An economy that is based on Shoalhaven’s distinct characteristics, advantages and natural qualities;
- **Objective 3.2:** An economy that supports and is supported by a growing, diverse and changing community; and/
- **Objective 3.3:** Effective promotion of Shoalhaven’s investment, business and job opportunities, lifestyle attractions and vision.

The planning proposal seeks to enable the excellent and unique facilities at Willinga Park to be able to host functions, which will be of the benefit to both Willinga Park and to the broader community.

Shoalhaven Growth Management Strategy (SGMS)

The SGMS was prepared to manage the social and economic implications of future growth in Shoalhaven whilst protecting and preserving environmental values. The planning proposal is minor in nature and is not inconsistent with the SGMS to the extent relevant.

Shoalhaven 2040 Local Strategic Planning Statement

Shoalhaven 2040 is Council's Local Strategic Planning Statement (LSPS): it is a high-level strategic land-use planning policy document setting out how Council will identify and work to consider and meet the community land use needs over the next 20 years.

Planning Priority 7 of the LSPS states: -

"Promoting a responsible visitor economy".

Under this planning priority, the LSPS states: -

"Shoalhaven is a popular visitor destination with many waterways, natural bushland, lush pastures and white-sand beaches. Popular tourism attractions include scenic drives, bushwalking, rock climbing, cellar door wineries, whale and dolphin watching, surfing and other water-based tourism activities. Located close to the capital cities of Sydney and Canberra, it is well-placed to capitalise upon its lifestyle and recreational destination reputation. The visitor economy is currently a cornerstone industry within Shoalhaven's economy, providing about 5,000 jobs, including many entry-level jobs for young people. The City is currently the most visited area outside of Sydney, with visitors making a significant contribution to the economy and supporting many jobs. Work is required, however, to create sustainable businesses and experiences to respond to the seasonal nature of tourism and provide opportunities to strengthen this industry sector. There are opportunities that need to be examined to deliver a year-round visitor economy, including the delivery of infrastructure and assets to attract events. The development of marine-based tourism activities around Shoalhaven's small ports also offers further opportunities. Aboriginal and non-Aboriginal heritage is spread throughout Shoalhaven and is potentially an important resource.

Current opportunities are provided by:

- Bundanon's Riversdale Masterplan, an arts and cultural institution.*
- Willinga Park Equestrian Centre and its range of events.*
- Waterfront activation, particularly of the Shoalhaven River, Huskisson foreshore and Ulladulla Harbour.*
- Aboriginal-owned land in key tourism locations.*

Sustainable and responsible tourism practises are essential, and Council's Destination Management Plan 2018-2023 sets out the work required to monitor and manage tourism activity and businesses to promote a strong contribution to the economy, an

excellent visitor experience, and a healthy environment. We are working on appropriate planning and development controls for a range of tourist and visitor accommodation and temporary uses, such as wedding and function centres and other new and innovative uses. We need to strike a balance between supporting and promoting tourism to increase visitor spending and managing impacts on communities and sensitive locations. The rising popularity of holiday accommodation through online accommodation networks has seen a substantial increase in visitor numbers to beachside suburbs, impacting on the amenity of these suburbs and the accommodation provided in centres. We will continue to work with the NSW Government, tourism operators, and the holiday rental industry on any review of planning controls managing holiday accommodation.”

The Planning Proposal is consistent with this Planning Proposal in the LSPS and not inconsistent with other planning priorities.

Q5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Table 2 below details the consistency of the planning proposal with relevant State Environmental Policies (SEPPs) and Deemed SEPPs.

Table 2: SEPP Compliance Table

State Environmental Planning Policy (SEPP) or Deemed SEPP		Applicable	Consistency
SEPP	Biodiversity and Conservation	✓	Consistent.
SEPP	(Building Sustainability Index: BASIX) 2004	✗	N/A
SEPP 65	Design Quality of Residential Apartment Development	✗	N/A
SEPP	(Exempt and Complying Development Codes) 2008	✓	Consistent.
SEPP	(Housing) 2021	✗	N/A
SEPP	(Industry and Employment) 2007	✗	N/A
SEPP	(Planning Systems) 2021	✓	Consistent.
SEPP	(Precincts – Central River City) 2021	✗	N/A
SEPP	(Precincts – Eastern Harbour City) 2021	✗	N/A
SEPP	(Precincts – Regional) 2021	✗	N/A
SEPP	(Precincts – Western Parkland City)	✗	N/A

State Environmental Planning Policy (SEPP) or Deemed SEPP		Applicable	Consistency
SEPP	(Primary Production) 2021	✓	Consistent.
SEPP	(Resilience and Hazards) 2021	x	N/A
SEPP	(Resources and Energy) 2021	x	N/A
SEPP	(Transport and Infrastructure) 2021	x	N/A

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Table 3 below identifies the proposal's consistency with relevant Ministerial Directions.

Table 3: Ministerial Directions Table

Section 9.1 Directions	Consistency of Planning Proposal
<p>1.2 Rural Zones</p> <p><u>Objective</u></p> <p>(1) The objective of this direction is to protect the agricultural production value of rural land.</p> <p>This Direction states that a planning proposal must:-</p> <ul style="list-style-type: none"> a) not rezone land from a rural zone to a residential, business, industrial, village, or tourist zone; b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village). 	<p>Consistent. The proposal will not result in a rezoning of the site from a rural to another zone nor will it result an increase in the permissible density of land.</p>
<p>1.5 Rural Land</p> <p><u>Objective</u></p> <p>(1) The objective of this direction are to: -</p> <ul style="list-style-type: none"> a) protect the agricultural production value of rural land; b) facilitate the orderly and economic development of rural lands for rural and related purposes. <p>This Direction relevantly applies when a planning authority prepares a Planning Proposal that will affect land within an existing rural zone and requires that the Planning Proposal must be consistent with the Rural Planning Principles listed in SEPP (Rural Lands) 2008.</p>	<p>Consistent. The Planning Proposal satisfies the objectives of this Direction and is consistent with the Rural Planning Principles referred to.</p>
<p>2.1 Environment Protection Zones</p> <p><u>Objective</u></p> <p>(1) The objective of this direction is to protect and conserve environmentally sensitive areas.</p>	<p>Consistent. The site is not in an environmental protection zone nor contains</p>

	land otherwise identified for environment protection purposes.
2.2 Coastal Management <u>Objective</u> (1) The objective of this direction is to protect and manage coastal areas of NSW.	Consistent. The planning proposal will not result in a rezoning of land nor enable increased development or more intensive land use on the site.
2.3 Heritage Conservation <u>Objective</u> (1) The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. The site does not contain a Heritage Item, is not located in a Heritage Conservation Area and is not on the State Heritage Register.
3.4 Integrating Land Use and Transport <u>Objectives</u> (1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.	Consistent. The planning proposal does not relate to urban land, including land zoned for residential, business, industrial, village or tourist purposes.
4.1 Acid Sulfate Soils <u>Objective</u> (1) The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Consistent. The planning proposal relates to Class 4 and Class 5 land (see Figure 4D) and will not result in any physical works as the facilities to be used for functions already exist.
4.3 Flood Prone Land <u>Objectives</u> (1) The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	Consistent. The site does not contain flood prone land.
4.4 Planning for Bushfire Protection <u>Objectives</u> (1) The objectives of this direction area:	Consistent. The site contains bushfire prone land (see Figure 5) and this planning proposal will be referred to the NSW Rural Fire Service

(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone area, and (b) to encourage sound management of bush fire prone areas.	(RFS) before it is publicly exhibited. The proposed additional permitted use (i.e. function centre) will not give rise to any increased bushfire risk on the site.
5.10 Implementation of Regional Plans <u>Objectives</u> (1) The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Consistent. This matter is discussed under Question 3 of this planning proposal.
6.1 Approval and Referral Requirements <u>Objective</u> (1) The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent. The planning proposal does not include provisions that require the concurrence, consultation or referral of future DAs to a Minister or Public Authority.
6.3 Site Specific Provisions <u>Objective</u> (1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent. The planning proposal does not contain any unnecessarily restrictive site specific planning controls.

Section C – Environmental, Social and Economic Impact

Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No. The planning proposal will not give rise to any effects on critical habitats, threatened species or ecological communities beyond that which already exist at Willinga Park. No removal of native vegetation will arise as a result of this planning proposal.

Q8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

At various places in the Planning Proposal it is observed that the Planning Proposal will not result in adverse or significant impacts. The basis of this assertion is as follows: -

- no new building or construction works are necessary in order for function to be hosted at Willinga Park;
- the existing buildings at Willinga Park which are capable of hosting functions are built to the highest construction standards;
- the existing buildings are well-removed from the site's boundaries;
- commercial standard kitchen facilities exist on-site for food preparation and service;
- car parking for visitors is available on the site;

- all required support infrastructure and services are available on site: electricity, water supply, wastewater disposal, waste handling and management, emergency power/lighting etc;
- no vegetation needs to be removed (or is proposed to be removed) to facilitate the hosting of functions;
- no functions are proposed on that part of the Willinga Park which is zoned C2 Environmental Conservation (and land so zoned is excluded from the proposed Schedule 1 Additional Permitted Uses Clause and Local Clause Map);
- the site is subject to a Bushfire Emergency Management and Evacuation Plan; and
- no new or additional lighting is proposed/ required.

In relation to the issue of noise, the development consent to DA18/1237 (as modified) contains conditions to manage noise and the acoustic impacts which may arise as a result of the hosting of events at Willinga Park. Given that the events approved by the consent to DA18/1237 are likely to give rise to much greater noise impacts than those resulting from the types of functions which are sought to be made permissible by this planning proposal, there is no risk of any greater acoustic impact being generated by the proposal that would not already be controlled by these conditions of consent.

In relation to the issue of traffic, the development consent to DA18/1237 (as modified) contains conditions to manage traffic impacts which may arise as a result of the hosting of events at Willinga Park. Given that the events approved by the consent to DA18/1237 are likely to give rise to much greater traffic impacts than those resulting from the types of functions which are sought to be made permissible by this planning proposal, there is no risk of any greater traffic impact being generated by the proposal that would not already be controlled by these conditions of consent.

The planning proposal will therefore not give rise to any other likely environmental impacts which will impact in any unreasonable way on the amenity of the locality. The facilities which will be used to host functions, either already exist or are under construction pursuant to the relevant approvals. As noted above, these facilities are well-removed from neighbouring properties. Ample on-site parking is available proximate to these facilities. Parking and noise can and will be managed to ensure that no adverse amenity impacts arise.

Q9. *Has the planning proposal adequately addressed any social and economic effects?*

The planning proposal will have positive social and economic impacts including:

- providing opportunities for the hosting of local functions and events;
- providing local employment opportunities when hosting functions at Willinga Park;



- providing opportunities for functions which otherwise not be convened in the local area; and
- the associated positive impact which flow from enabling more people, local and visitors, to be able to enjoy the world class facilities at Willinga Park.

Section D – State and Commonwealth Interests

Q10. *Is there adequate public infrastructure for the planning proposal?*

The planning proposal will not give rise to an increased demand for public infrastructure beyond that which already exists.

Q11. *What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?*

Following Gateway determination, consultation can take place with the relevant Government authorities, agencies and stakeholders including:

- NSW Rural Fire Service (RFS);
- Transport for NSW; and
- NSW Police.

PART 4 – MAPPING

Each parcel of land on which an additional permitted use is identified in Schedule 1 of SLEP 2014 is mapped on the Clauses Map. This planning proposal seeks to amend the Clauses Map in SLEP 2014 to identify the site as being subject to Schedule 1 of SLEP 2014 thereby introducing an additional permitted defined land use (i.e. function centre) on the site.

The proposed amendment to the Clauses Map in SLEP 2014 is shown below.

Existing Clauses Map



Proposed Clauses Map



Local Clauses (CLS)

Local Clauses

 **Sch 1.xx**



PART 5 – COMMUNITY AND OTHER CONSULTATION

Public consultation will take place in accordance with the Gateway Determination made by the delegate of the Minister for Planning and Public Spaces on 10 December 2021. Consistent with the Gateway Determination, the Planning Proposal was referred to various State agencies. A summary of submissions received by Shoalhaven City Council is provided in **Appendix 10**.

PART 6 - PROJECT TIMELINE

The timeline for the progression for this planning proposal is indicated in the following table:-

Stage	Timing
Lodgement	April 2021
Date of Gateway determination	10 December 2021
Timeframe for government agency consultation	March – April 2022
Commencement and completion dates for public exhibition period	May – June 2022
Timeframe for consideration of submissions	July 2022
Timeframe for the consideration of planning proposal, post-exhibition	August – September 2022
Legal drafting	October 2022
Anticipated date Council will forward the planning proposal to the Department of Planning, Industry and Environment	November 2022
Completion of the LEP as required by Gateway Determination	10 December 2022

FIGURES

APPENDICES

APPENDIX 1

Certificate of Title [\[link\]](#)

APPENDIX 2

Deposited Plans [[link](#)]

APPENDIX 3

Consent as modified for DA18/1237 and DA19/1522
[\[link\]](#)



APPENDIX 4

Event Plan of Management [[link](#)]



APPENDIX 5

Emergency Plan [[link](#)]

APPENDIX 6

Bushfire Emergency Management and Evacuation Plan [[link](#)]

APPENDIX 7

Acoustic Assessment [[link](#)]



APPENDIX 8

Traffic Impact Assessment [[link](#)]

APPENDIX 9

Consent to DA18/2138 [[link](#)]

APPENDIX 10

Agency Referrals and Responses [[link](#)]