

To Whom It May Concern By Email Only

Dear Sir/Madam

**Planning Proposal Request – Willinga Park
123, 132 & 134 Forster Drive, Bawley Point (Lot 21 DP 1217069
& Lot 33 DP 1259627)**

Council has received a Planning Proposal request covering the Willinga Park Equestrian Centre located at 123, 132 and 134 Forster Drive, Bawley Point. The request was submitted by the landowners, Capital Property Corporation Pty Ltd.

The request seeks to change planning provisions that apply through the Shoalhaven Local Environment Plan 2014 to allow a wider range of events to potentially be held at the site.

Specifically, the request seeks to make ‘function centres’ permissible at the Willinga Park site, subject to development approval.

Also, the request seeks to allow functions with less than 351 attendees to be carried out as *exempt development*. Exempt development allows certain low-impact development without approval. More detail on the requested planning changes is provided on the following page.

The request is at an early stage and has not yet been formally considered by Council. The matter will be reported to Council’s Development and Environment Committee later this year where Council may resolve to progress the Planning Proposal (all or in part) or to not pursue the proposal.

Community feedback

Any preliminary feedback received from the community will be reported to Council. If Council decides to progress the Planning

Proposal (in part or whole), additional formal community consultation will occur as part of the assessment process.

For your information, a copy of the proponent's Planning Proposal application is available at this link: <https://www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Planning-Proposals-Pre-gateway>

This information can also be accessed **electronically** at Council's Ulladulla Branch Office (14 Deering Street, Ulladulla) or the Nowra Administration Building (36 Bridge Road, Nowra). Please ask Customer Service Staff for assistance. Upon request, a hard copy of the information can be provided to those who cannot access the information electronically. Fees may apply for large printing requests.

Council Reference: 67246E (D21/262615) 25/06/2021

RESPECT | INTEGRITY | ADAPTABILITY | COLLABORATION

Please provide your feedback on the Planning Proposal application in writing via either: • **Post:** The CEO, Shoalhaven City Council, PO Box 42, Nowra 2541; or,

• **Email:** council@shoalhaven.nsw.gov.au

Please quote Council's reference **67246E** in your submission. The closing date for any preliminary submissions will be **Friday 6 August 2021**.

Please note that any correspondence submitted to Council may be open to public inspection without notifying the correspondents. Pre-printed form letters which have been individually signed will be considered but not formally acknowledged. All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with *Section 10.4 of the Environmental Planning and Assessment Act 1979*.

Proposal details

Willinga Park currently has approval to hold events/functions that are agricultural or equine-

related, as these are related to the primary use of the site (approval: DA18/1237). The Planning Proposal would potentially allow a wider range of events to be held, for example: weddings, exhibitions, ceremonies and conferences.

The site is zoned *RU2 - Rural Landscape* and *E2 – Environmental Conservation* under the *Shoalhaven Local Environmental Plan (LEP) 2014*. ‘Function centres’ are not currently permissible in these zones generally. The Planning Proposal request seeks to make ‘function centres’ permissible at the Willinga Park site, subject to development approval. Any future development approval would specify conditions of consent/operation.

The application seeks to change the planning permissions that apply to the site, to allow some functions to be carried out as *exempt development*. Exempt development is a planning pathway for minor and low-impact development types which do not require planning approval.

The proponent’s Planning Proposal document requests that events with less than 351 attendees (excluding staff) be exempt from needing development approval “...*having regard to the quality, capability and capacity of the facilities and infrastructure at Willinga Park and the significant distance of the main facilities area from the estate boundaries*”.

Council’s Strategic Planning staff are available to answer your questions and discuss the proposal via phone and email.

Next steps

We will consider any feedback received during this preliminary notification stage and prepare a report to Council.

Planning Proposals are assessed following NSW State Government processes and requirements. For more information on the Planning Proposal process please visit: <https://www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning> or contact Council.

If you need further information about this matter, please contact Rebecca Jardim, City Futures on (02) 4429 3522. Please quote Council's reference 67246E (D21/262615).

Yours faithfully

Gordon Clark
Strategic Planning Manager

Gordon Clark.