



# Planning Proposal - Functions at Willinga Park Equestrian Centre – Overview of Existing Approvals/ Operations

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- The temporary installation of marquees and structures ancillary to events.

*Category A Event* – An *Event* that could include any of the equine disciplines with 3001 to 5000 people in attendance per *session* (see definitions of ‘event’ and ‘session’ below)

*Category B Event* – An *Event* that could include any of the equine disciplines from 1000 to 3000 people in attendance per session.

*Non-Equine Event* – Events relating to architecture, gardens, sculptures and tours and the like up to 5000 people in attendance per session.

*Event* – all activities that come under the promotional banner for an event that could operate over one or more calendar days. (e.g. Dressage by the Sea).

*Session* – each period between 7.00am and 11.00pm within a 24-hour calendar day.

A copy of the modified development consent is provided as Appendix 3 of the Planning Proposal.

### When was Willinga Park first approved?

Willinga Park was first approved as a Tourist Facility in 1988 (DA88/1414).

### What event approvals currently exist for Willinga Park?

Willinga Park has an existing approval for events which was originally granted development consent on 27 August 2019 (DA18/1237).

DA18/1237 approved the hosting of events open to the public at Willinga Park in accordance with an Event Plan of Management (provided as Appendix 4 of the Planning Proposal) This was modified through DS19/1522 on 2 June 2020 to increase the allowable events as follows:

- Up to ~~Four~~ (4) Eight (8) Category “A” Equine Events per annum;
- Up to ~~Eight~~ (8) Twelve (12) Category “B” Equine Events per annum;
- Up to ~~Six~~ (6) Twelve (12) Non-equine based events (relating to architecture, gardens, sculptures and tours and the like) per annum; and

### What facilities are approved at Willinga Park?

Willinga Park has an extensive planning and development history spanning more than 30 years since the first approval of a tourist facility in 1988.

Chronology of development approvals:

- 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

## FREQUENTLY ASKED QUESTIONS (VERSION 1)

- 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.
- DS14/1136: Modification Application to the approved stable complex.
- DA14/2275: 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.
- DA14/2388: 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).
- DA15/1238: 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.
- DA15/1500: Modification to the consent to DA 14/2275 to provide an office/events management pavilion, additional seating, toilets and VIP boxes.
- DA15/1514: Modification to the consent to DA 14/2388 in relation to design elements of the camp draft arena and polo cross field.
- DA15/1608: Entry gate and signage.
- DA15/1659: 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.
- DS16/1406: Modification to the consent to DA 15/1659 to permit improved WC facilities for the mobility impaired.
- DS16/1421: 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.
- DS17/1029: Modification to the consent to DA 14/2275 to permit food concession fit-out and related works.
- DA17/1761: 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.

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- 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.

### Where can I find more information about existing operations, approvals and operating conditions?

Information on recent development approvals can be viewed on Council's [Online DA Tracker](#).

For further information on existing operations, approvals and operating conditions, individuals can submit an [Application for Records Search](#) for the informal release of plans and documents relating to development and building approvals.

### Will there be additional development applications for Willinga Park in the future?

It is possible that additional development applications (DAs) may be received for Willinga Park in the future. It will be up to the owner of Willinga Park to prepare and submit any future DAs to Council for assessment.

Council will notify property owners and Council's Community Consultative Bodies (CCBs) of future development proposals in accordance with Council's Policy: [Community Consultation Policy for Development](#)

[Applications \(Including Subdivision\) and the Formulation of Development Guidelines and Policies](#).

### Where can I get more information about water quality in Willinga Lake?

Information about water quality in Willinga Lake can be found on Council's Aquadata web portal on the below webpage:

<https://www.shoalhaven.nsw.gov.au/For-Residents/Our-Environment/Coast-Waterways/Shoalhaven-Water-Quality>

### Where can I get further information on the current Planning Proposal?

Further information can be found on the Willinga Park Equestrian Centre Planning Proposal Get Involved Page:

<https://getinvolved.shoalhaven.nsw.gov.au/willinga-park-equestrian-centre-pp>

If you need any further information, please contact Strategic Planning on 4429 5377.

### How can I comment on the current Planning Proposal?

Submissions are invited during the exhibition period and should be made in writing, and addressed to:

**Post:** The Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra NSW 2541

**E-mail:** [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

**Website:** via the form on the Exhibition page at: <http://shoalhaven.nsw.gov.au/My-Council/Publicexhibition/Documents-on-exhibition>

All submissions must be received in writing by **5pm Friday 24 June 2022**, quoting Council's reference **67246E**.

Council staff are available via phone or email to answer your enquiries on the exhibition material. Please contact Strategic Planning on 4229 5377 or via email [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au) for more information.