

# **ATTACHMENT 7 TO REPORT**

**(Circulated Under Separate Cover)**

## **EXTRA ORDINARY LOCAL PLANNING PANEL MEETING**

### **5.1 S8.2 Review of DA21/0257.01 for a Two (2) Lot Subdivision of Land at Part Lot 313 DP 1245164, No. 27 Kimberley Driver, Bowral**

**Wednesday 22 September 2021**

**ATTACHMENTS:**

- ATTACHMENT 6 - Applicant's Review of Determination Cover Letter & Application
- ATTACHMENT 7 - Applicant's Review of Determination Supporting Information
- ATTACHMENT 8 - Further Information from Applicant on Clause 4.2D of WLEP 2010
- ATTACHMENT 9 - Further Aerial Photo prepared by Applicant detailing

**MILTON PARK TOURIST DEVELOPMENT**

**PRÉCIS OF SUPPORTING INFORMATION (PSI)**

# **Attachment 'A'**

# Ingecarrabee Shire Council



'A'

TO: CHIEF EXECUTIVE OFFICER

FROM: SHIRE CLERK

DATE: 6 NOVEMBER 1984

SUBJECT: TOURIST FACILITIES DEVELOPMENT (SECTION 219, 220)

FILE NO: 32 27 3152 6-10

Council at its meeting held on 5 November 1984, adj. 119/16, when considering a report in relation to the above, resolved as follows:-

1. THAT Council approve of the development application in part, to permit the following developments as Stage 1:

Tourist Facilities, Hotel, Conference Centre and Associated Facilities, Restaurant/Conference Centre, Amphitheatre, three (3) Residences for Proprietor/Management, Storage Facilities.

2. THAT Council support the making of a draft local environmental plan to permit Stage 2 of the development which includes the construction of Forty-Four (44) Strata Villa Units and an Arts and Crafts Centre, subject to the payment of appropriate fee AND THAT if necessary, the assistance of the State Member for Camden be sought to expedite the matter.

A development consent has been forwarded to Philip Cox & Partners Pty, Ltd - for your information.

For your action regarding (2) above.

  
SHIRE CLERK



ENVIRONMENTAL PLANNING AND ASSESSMENT  
ACT, 1979

WINGECARRIBEE LOCAL ENVIRONMENTAL PLAN No. 84

I, the Minister for Planning and Environment, in pursuance of section 70 of the Environmental Planning and Assessment Act, 1979, make the local environmental plan set out hereunder: (84-3112)

BOB CARR,  
Minister for Planning and Environment.

Sydney, 15th April, 1985.

Citation

1. This plan may be cited as "Wingecarribee Local Environmental Plan No. 84".

Aims, objectives, etc.

2. This plan aims to permit the development of 44 strata villa units and an arts and craft centre on the land to which this plan applies.

Land to which plan applies

3. This plan applies to land situated in the Shire of Wingecarribee, being lots 12 and 13, D.P. 264572, Horderns Road, Bowral, as shown edged heavy black on the map marked "Wingecarribee Local Environmental Plan No. 84" deposited in the office of the Council of the Shire of Wingecarribee.

Relationship to other environmental planning instruments

4. This plan amends Wingecarribee Local Environmental Plan No. 55 in the manner set out in clause 5.

Amendment of Wingecarribee Local Environmental Plan No. 55

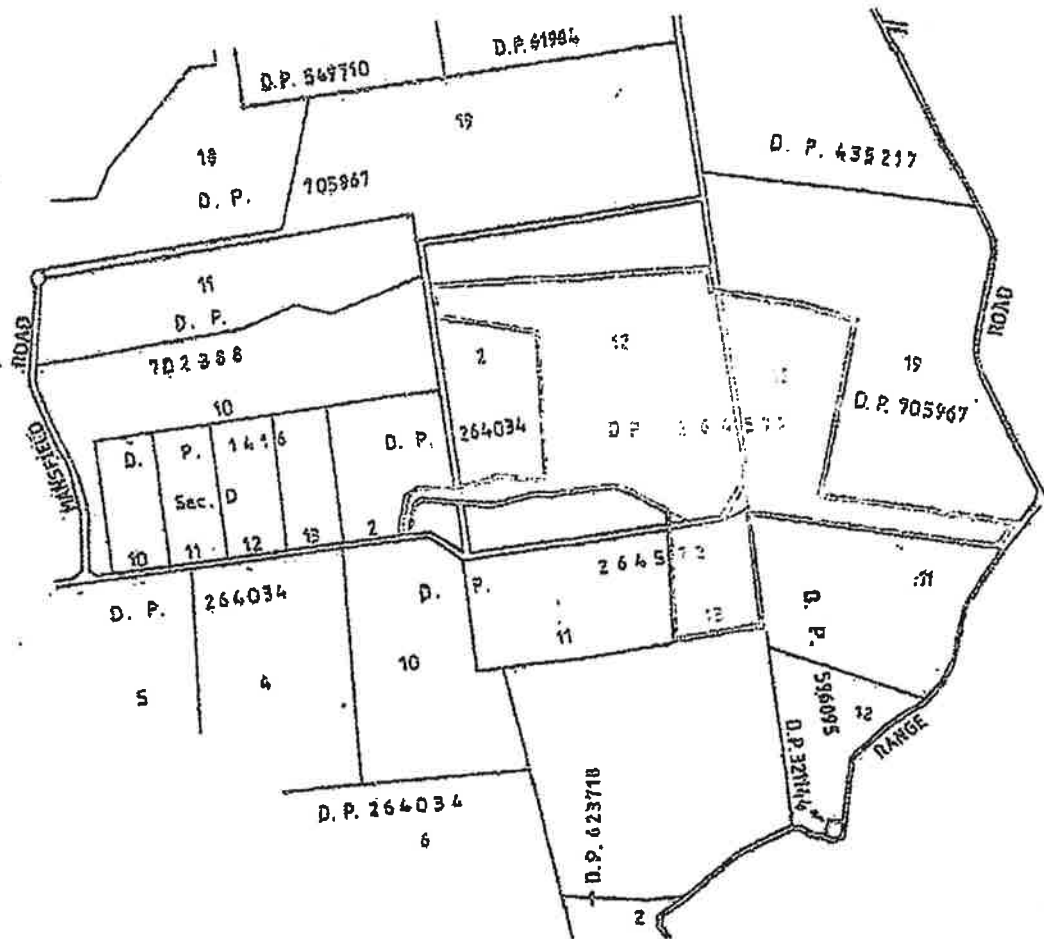
5. Wingecarribee Local Environmental Plan No. 55 is amended by inserting at the end of Schedule 7 the following matter:

Lots 12 and 13, D.P. 264572, Horderns Road, Bowral—44 strata villa units and an arts and crafts centre.

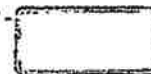
(2441)

Gov. Gaz. 82

17 May 1985



Subject Land



SCALE:— 1:25,000

LOCALITY BOWRAL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979  
 SHIRE OF WINGECARRIBEE  
 LOCAL ENVIRONMENTAL PLAN No. 84.

DRAWN BY L.C. Savage.

SUPERVISING

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

Amendment to Wingecarribee Local Environmental Plan  
 No. 55



**MILTON PARK TOURIST DEVELOPMENT**

**PRÉCIS OF SUPPORTING INFORMATION (PSI)**

# **Attachment 'B'**



# SUMMARY OF APPROVED SUBDIVISION OF (NON-COMPLIANT) LOTS EXEMPTED BY WLEP NO. 84 FROM REQUIRING APPLICATION UNDER SEPP1 (DENOTED BY RED TEXT)

NOTE: Local Planning provisions were put aside in relation to the Strata Titled Development at Milton Park as from 17<sup>th</sup> May, 1985 through the gazettal of Wingecarribee Local Environmental Plan No. 84, which amended Wingecarribee Local Environmental Plan No. 55. Compliance with the 40 hectare minimum lot size has not been a relevant requirement for Milton Park since the 1985 gazettal of those planning amendments.

DESCRIPTION	TOTAL (HA)	COMMENTS
1. LOTS 12 & 13 DP 264572 (REFER PLAN '1' HERETO)	108.105	
2. LOTS 1, 2 & 3 DP 740232 (REG: 17.03.1987) (REFER PLAN '2' HERETO)	108.105	- SUBDIVISION OF LOTS 12 & 13 INTO 3 LOTS TO ACCOMMODATE DA 32/27/3182/84 STAGE 2 (44 STRATA TITLED VILLAS)
3. LOTS 2, 30 & 31 DP 792744 (REG: 31.10.1989) (REFER PLAN '3' HERETO)	108.145	- INCREASE IN AREA OF VILLAGE 1 (SP32202)
4. LOTS 30, 301, 302 & 303 DP 1020445 (REG: 06.12.2000) (REFER PLAN '4' HERETO)	107.980	- INCREASE IN AREA OF VILLAGE 2 TO ACCOMMODATE S.96(2) MODIFICATION LUA 00/997 (24 STRATA TITLED VILLAS) - DECREASE IN AREA OF HOTEL SITE
5. LOTS 30, 304, 305, 306 & 307 DP 1040419 (REG: 20.05.2002) (REFER PLAN '5' HERETO)	107.950	- INCREASE IN AREA OF VILLAGE 2 TO ACCOMMODATE S.96(2) MODIFICATION LUA 00/997 (18 STRATA TITLED VILLAS) - DECREASE IN AREA OF HOTEL SITE
6. LOTS 30, 304, 307, 308, 309 DP 1104965 (REG: 22.11.2006) (REFER PLAN '6' HERETO)	107.850	- INCREASE IN AREA OF VILLAGE 2 TO ACCOMMODATE S.96(2) MODIFICATION LUA 00/997 (24 STRATA TITLED VILLAS)
7. LOTS 30, 310, 311 & 312 DP 1191798 (REG: 28.02.2014) (REFER PLAN '7' HERETO)	108.086	- CONSOLIDATION OF LOT 304 DP 1040419 & LOT 309 DP 1104965 / STRATA PLAN 78022 - DECREASE IN AREA OF HOTEL SITE



**HISTORY  
OF  
TOURIST FACILITIES DEVELOPMENT  
MILTON PARK, BOWRAL  
LOTS 12 & 13 DP 264572  
(WLEP No.55)**

- 1. DEVELOPMENT CONSENT DA 32/27/3182/84 STAGE 1:** Tourist Facilities, Hotel, Conference Centre, Associated Facilities, Restaurant Conference Centre, Amphitheatre. Three (3) Residences & Storage Facilities (Granted 6<sup>th</sup> November, 1984).

Deposited Plan 264572 Lots 12 & 13 is Plan '1' hereto.

- 2. GAZETTAL OF WLEP No. 84:** by the Minister of Planning & Environment on the 15<sup>th</sup> April, amend WLEP No.55 to permit the development of 44 Strata Titled Villa Units and an Arts & Crafts Centre on DP 264572 Lots 12 & 13.

A copy of the gazettal of WLEP No.84 by the Minister is Attachment 'A' hereto.

- 3. DEVELOPMENT CONSENT DA 32/27/3182/84 STAGE 2:** 44 Strata Titled Villa Units and an Arts & Crafts Centre (Granted 2<sup>nd</sup> July, 1985).

The land the subject of the Stage 2 Consent: DP 264572 Lots 12 & 13 is Attachment 'C' hereto.

- 4. SUBDIVISION OF LOTS 12 & 13 DP 264572:** and the creation of Lots 1, 2 & 3 (and Easements) DP 740232 (Registered 17<sup>th</sup> March, 1987).

DP 740232 Sheets 1 & 2 - Lots 1, 2 & 3 is Plan '2' hereto.

**Notes: DP 740232**

- Lot 1 The site of 20 of the 44 Strata Titled Villa Units approved by DA 32/27/3182/84 Stage 2 constructed & completed in c. 1986/87.

This Lot was the subject of a Boundary Adjustment (Registered 31<sup>st</sup> October, 1989) increasing its area, and becoming Lot 30 DP 792744 / SP 32202. The Lot has an area of 3.336Ha.

DP 792744 Sheets 1 & 2 is Plan '3' hereto.

- Lot 2 The site of the future construction of the remaining 24 Strata Titled Villa Units approved by DA 32/27/3182/84 Stage 2. This Lot had an area 4.709Ha.

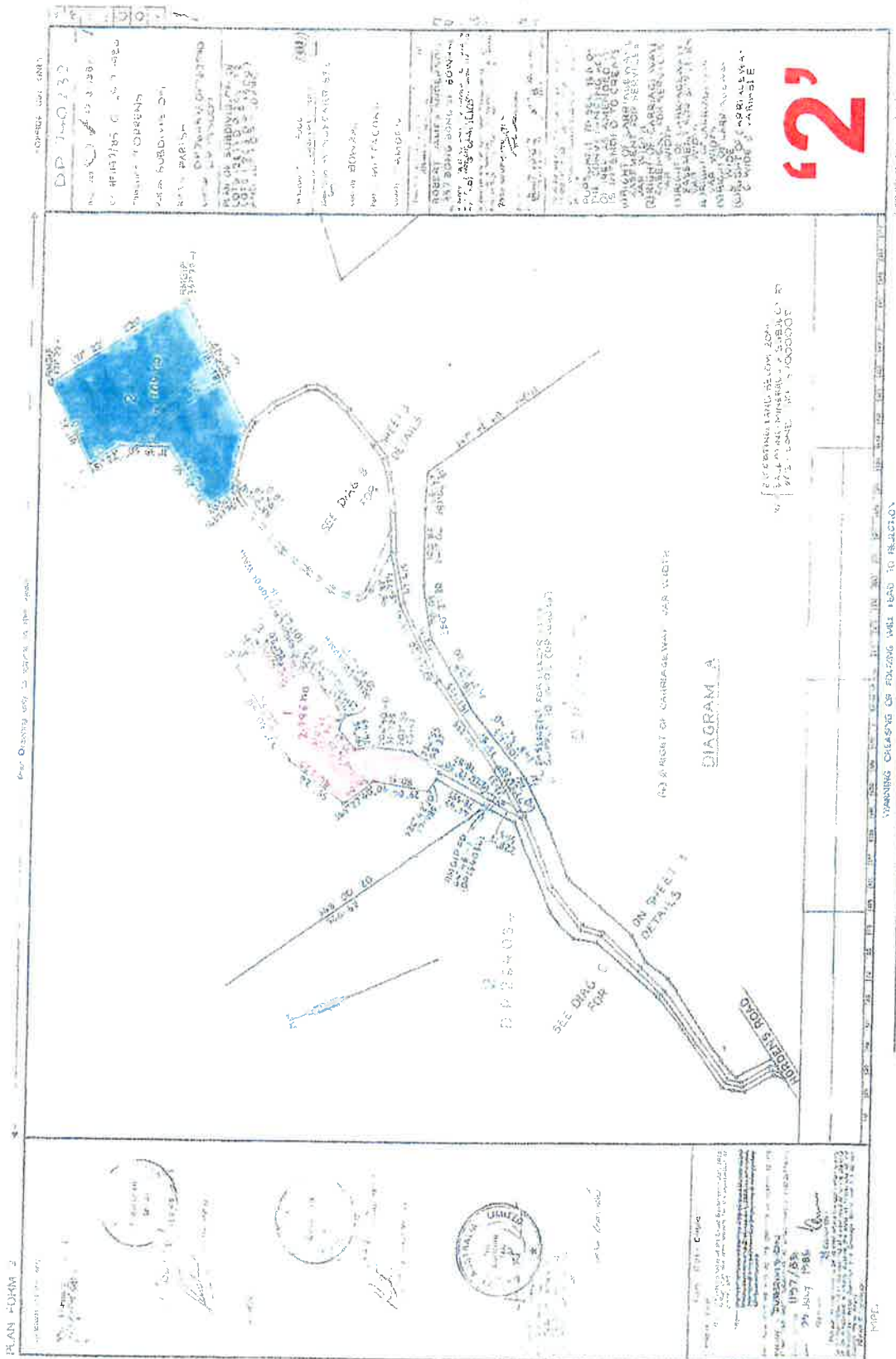
- Lot 3 Resulted from the consolidation of Lots 12 & 13 DP 264572 and the creation thereon of Lots 1 & 2 DP 740232. This Lot had an area of 100.6Ha prior to the Boundary Adjustment of Lot 1 which created Lot 30 DP 792744 / SP 32202 which reduced the area of Lot 3 to 100.1Ha.

This Lot was created as the site of all of the Tourist Facilities Development approved by DA 32/27/3182/84 Stages 1 & 2 with the exception of the 44 Strata Titled Villa Units.

The Tourist Facilities referred to comprise all of the buildings & works Numbered 1 to 22 on the August, 1984 Master Plan. However, although DA 32/27/3182/84 Stages 1 & 2 were "substantially commenced", many of the buildings and much of the work the subject of Stage 1 (originally Part of Lot 3) are now, with Council's Consent, located on the proposed Lot 2 Development Site of 13Ha - Part Lot 313 DP 1245164. The buildings & works, which are approved for Strata Titling, comprise the following:

	<b>Land Area</b>
a) 24 Strata Titled Villa Units - Originally Lot 2 )	4.709Ha
b) Milton Park Village Centre )	
c) Arts & Crafts Centre )	0.432Ha
d) Cottages & Stables - Originally Lot 3 )	
e) New 'Commemorative Garden' )	
f) Waste Water Storage Pond )	4.925Ha
g) Irrigation Area - Gardens )	
h) Nursery )	
i) Swimming pool, Gymnasium, Sauna, Steam, Spa )	
j) Tennis Courts x 4 )	
k) Tennis Pavilion )	1.841Ha
l) Milton Park Common )	
m) Increased onsite Visitor Parking - 52 Cars )	
n) Incoming Driveway from Horderns Road )	Not Included
(Part of Lot 2 but not incl.) )	
o) Conference Centre )	
p) Equestrian Centre / Administration )	1.202Ha
q) Stables / Accommodation )	
r) Residences x 2 (Carriage House - Originally Lot 3) )	
s) Parking for 120 cars for outdoor theatre )	0.369Ha
(Part of original Lot 3) )	
<b>TOTAL AREA - PROPOSED LOT 2</b> :	<b>13.478Ha</b>





PLAN FORM 2  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

DP 700 332  
 PROJECT: [Name]  
 CLIENT: [Name]  
 DESIGNER: [Name]  
 DATE: [Date]

AMENDMENTS AND/OR ADDITIONS MADE ON  
 PLAN IN THE LAB. FILES OFFICE  
 NO. 100 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000

WARRANTY CREATING OR FORGING WILL LEAD TO PROSECUTION

THIS PLAN IS A COPY OF THE ORIGINAL AS SUPPLIED BY THE REGISTERED PROFESSIONAL ENGINEER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE REGISTERED PROFESSIONAL ENGINEER.

REGISTERED PROFESSIONAL ENGINEER  
 [Name]  
 [Address]  
 [Phone Number]

SCALE: 1:1



OFFICE USE ONLY

WARNING: CROSSING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 3 To be used in conjunction with Plan Form 2

EXHIBITING AND BELOW THE  
 EXISTING MATERIALS SUBJECT TO  
 45% COMPRESSIVE STRENGTH

DP 140232

DATE: 1982

PROJECT: 100-6 MA DEON  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

This drawing only is subject to this notice

AMENDMENTS AND/OR ADDITIONS MADE ON  
 PLAN IN THE AND IN THE OFFICE

This negative is an encumbrance upon the land shown in the vicinity of the  
 Registrar General, the Registrar General, the Registrar General, the Registrar General





PLAN FORM 2

OWNER: JAMES AND AILEEN'S OF BRIDGE, LLC  
 10000 S. 100th St., Suite 100, Kent, WA 98032  
 206-835-1111



Current Land Use: Other Residential  
 Planning Code: 17.03.010  
 Council Clerk & Certificate  
 Date: 1/24/18  
 Council Clerk: [Signature]  
 Date: 1/24/18



(E) EASEMENT FOR RECREATIONAL PURPOSES  
 VARIABLE WIDTH (DP 40732)  
 RECEIVED BY RIGHT OF GRANTOR'S DEED  
 1/17/18 10:00 AM DP 40732

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

3

OFFICE USE ONLY DP 792744 (E)	Per. used: 10/18/18, 10/19/18, 10/20/18
CA No. 163189 of 10 1089	
Title System: TORPENS	
Project: SUBDIVISION	
File No. 163189	
Case No. DP 792744 (E)	
PLAN OF SUBDIVISION OF 10000 S. 100th St., AND COMMON PROPERTY IN DP 532202	
Map Sheet: 1000	
Map Sheet: WINGECARRIBI 3	
Lot: 30, 31, 32	
Block: WATTAGADUG	
County: CAMDEN 134	
Area: 3336 SQ. FT.	
Project: RUGBY JAMES S ANDERSON 167 BLOCK BONE ST BONVAL	
Project: DP 140297 6348 1	
Project: DP 140297 6348 1	
Project: DP 140297 6348 1	

Plan Drawing only to apply to this space



DP 792744

Revised 06 11 10 000

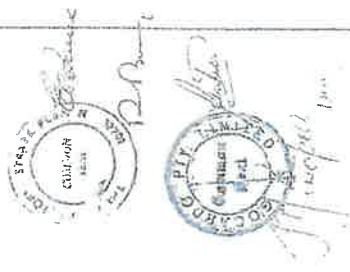
51 SEPTEMBER 1984

51 SEPTEMBER 1984

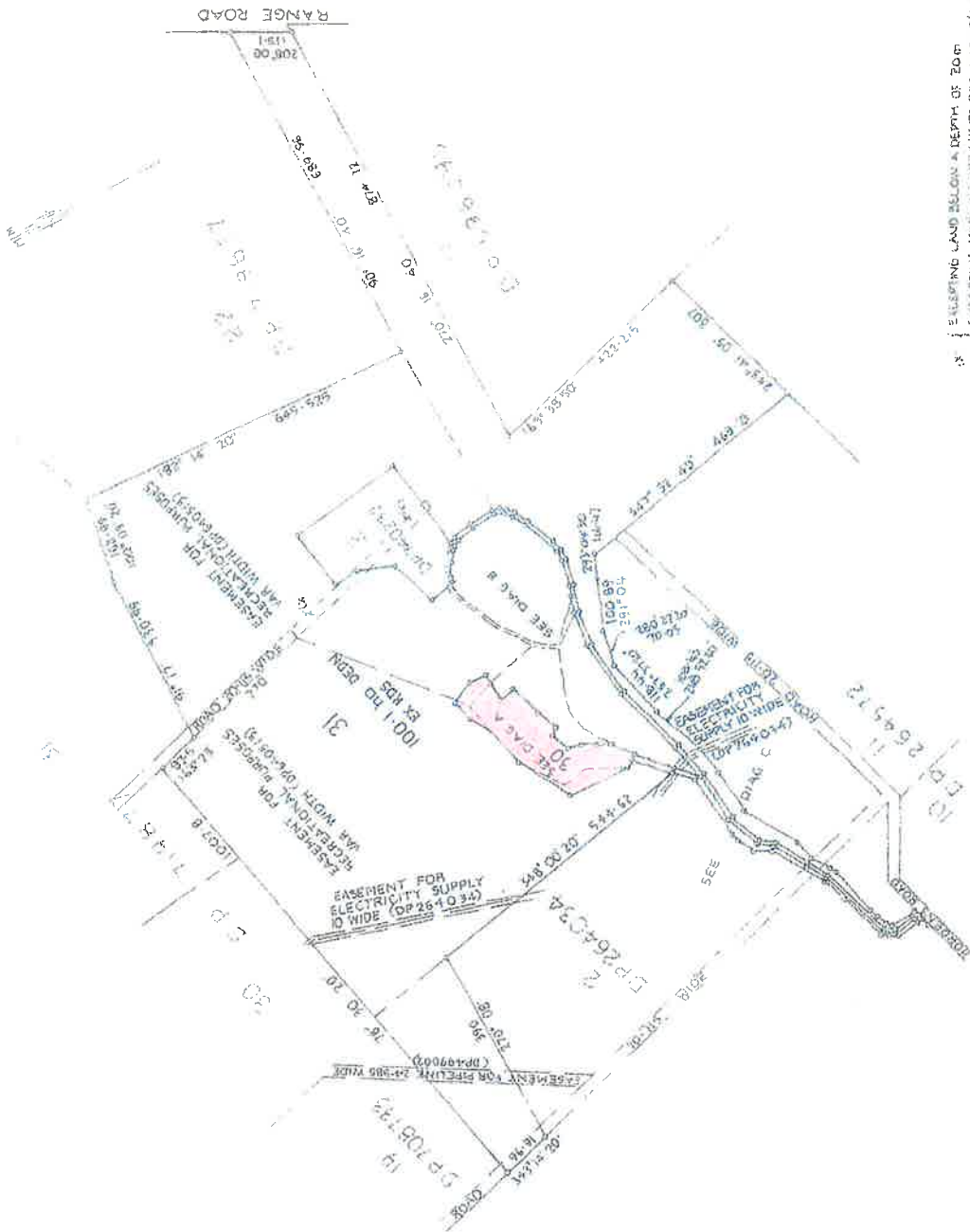
51 SEPTEMBER 1984

51 SEPTEMBER 1984

51 SEPTEMBER 1984



EXISTING LAND BELOW A DEPTH OF 20 FT  
EXCEPTING SHALL BE SUBJECT TO REFS & CONDS - SEE 15 1000000



6000

Plan Drawing only to appear in this space

DP 792744

Registered: 11/3 21-10-1989

This is plan 3 of any plan in 3  
made before 1st SEPTEMBER, 1989

*Drummond*

Scale per registered under Survey Act 1978

200 to show 3, with details 3  
shown approved by my Certificate No. 1288 / 83  
of 01-07-89

*Drummond*  
Council Clerk

For use where space is insufficient to any plan see Plan Form 2



Reduction Ratio 1:

CONTRACTOR'S REFERENCE: 8101/E

2 DP740232

DIAGRAM B  
1:1250

DIAGRAM C  
1:2000

No	BEARING	DISTANCE
1	40° 22'	17.95
2	34° 25'	13.925
3	198° 53' 40"	9.355
4	71° 42'	11
5	75° 42'	11
6	75° 42'	11.05
7	175° 04'	53.47
8	237° 26'	10
9	245° 22'	21.15
10	213° 40' 50"	20.095
11	335° 40' 50"	24.29
12	352° 24' 55"	45.985
13	172° 24' 55"	43.71

- (1) \* RIGHT-OF-CARRIAGEWAY & EASEMENT FOR SERVICES VAR. WIDTH (DP740232)
- (2) (b) RIGHT-OF-CARRIAGEWAY & EASEMENT FOR SERVICES VAR. WIDTH (DP740232)
- (3) (c) RIGHT-OF-CARRIAGEWAY & EASEMENT FOR SERVICES VAR. WIDTH (DP740232)

Plan Drawing only to appear in this space

REG:R792599 / Doc:DP 0792744 P / Rev:22-Nov-2006 / N/W LWS Dgm:ALL / Ref:05-May-2021 12:17 / Eq:1 of 3  
© Office of the Registrar-General / REGISTRATION / Ref:202006 eq:110

PLAN NUMBER: 4002545.DWG

Managers and Engineers  
 10000 Highway 101, Suite 100  
 Vancouver, BC V6P 6E6  
 Tel: 604-271-1111  
 Fax: 604-271-1112  
 www.murrayandwhite.com

**RYAN GRIFFIN**  
 355 South Birch Street, NW  
 Kelowna, BC V1Y 9V7  
 Tel: 250-860-1111  
 Fax: 250-860-1112  
 www.ryangriffin.com



*[Handwritten Signature]*

Client and Other Approval

Station on Certificate

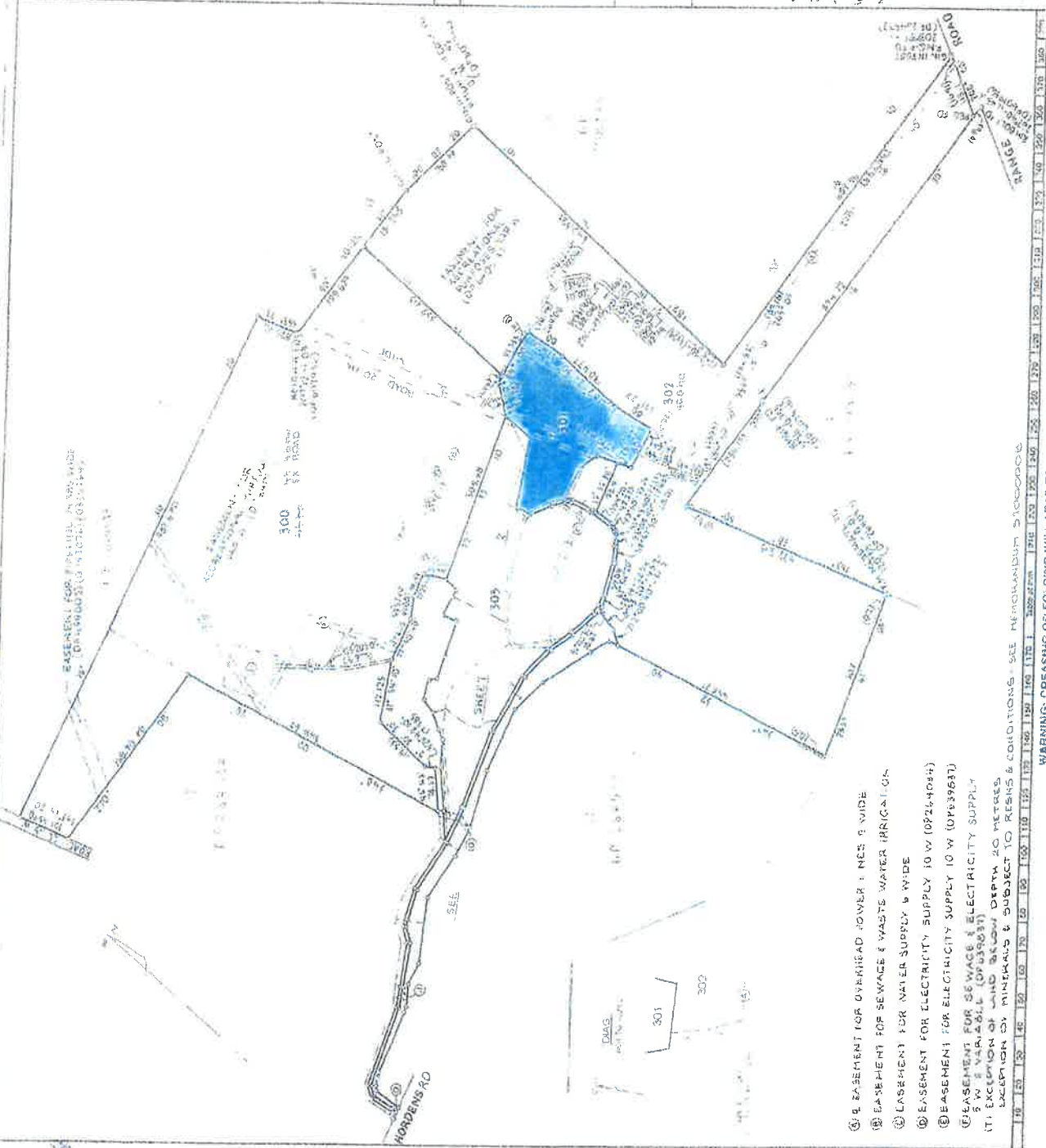
Managers and Engineers

Managers and Engineers

Managers and Engineers

Managers and Engineers

Plan Drawing only to appear in this aspect



- ① EASEMENT FOR OVERHEAD POWER LINES 9 M WIDE
- ② EASEMENT FOR SEWAGE & WASTE WATER IRRIGATION
- ③ EASEMENT FOR WATER SUPPLY 5 M WIDE
- ④ EASEMENT FOR ELECTRICITY SUPPLY 10 W (08244054)
- ⑤ EASEMENT FOR SEWAGE & ELECTRICITY SUPPLY 5 M 2 VARIABLE (070830) DEPTH 20 METRES
- (1) EXCEPTION OF LAND BELOW (070830) DEPTH 20 METRES

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Reg: R579936 / Doc: DP 102545 / Rev: 03-Sep-2018 / NSW LRS / Pgs: 4/1 / Ref: Tj110 sale

Office of the Registrar-General / Sec: INFO@REG.GOV.NSW / Ref: Tj110 sale

DP1020445 (E)

DATE: 03/01/2000

OWNER: CORRENTS

ADDRESS: SUBDIVISION 1000 PARISIA & SOMERVA STS 13

ADDRESS: DP 147149 DP 140212

PLAN OF SUBDIVISION 147149 DP 140212

LOCALITY: BELLAIR DIST

TOWN: BOWEN

COUNTY: MURCHISON

THIS PLAN IS TO BE USED IN CONNECTION WITH THE PROPOSAL FOR THE CONSTRUCTION OF A SUBDIVISION OF LAND IN THE BELLAIR DISTRICT OF MURCHISON COUNTY

ROBERT ANNARSON  
 355 BONG BONG ST BOWEN  
 BOWEN DISTRICT MURCHISON COUNTY  
 250000 147149 DP 140212

THIS PLAN IS TO BE USED IN CONNECTION WITH THE PROPOSAL FOR THE CONSTRUCTION OF A SUBDIVISION OF LAND IN THE BELLAIR DISTRICT OF MURCHISON COUNTY

REGISTRATION NO: 147149 DP 140212

DATE OF REGISTRATION: 03/01/2000

REGISTRATION FEE: \$388.00

REGISTRATION CHARGES: \$388.00

REGISTRATION TOTAL: \$776.00

REGISTRATION DATE: 03/01/2000

REGISTRATION TIME: 10:00 AM

REGISTRATION OFFICE: 10000 HIGHWAY 101, SUITE 100, VANCOUVER, BC V6P 6E6

REGISTRATION TELEPHONE: 604-271-1111

REGISTRATION FACSIMILE: 604-271-1112

REGISTRATION WEBSITE: WWW.MURRAYANDWHITE.COM

REGISTRATION EMAIL: INFO@REG.GOV.NSW

REGISTRATION REFERENCE: DP 102545

REGISTRATION REV: 03-SEP-2018

REGISTRATION NSW LRS

REGISTRATION PGS: 4/1

REGISTRATION REF: Tj110 sale

REGISTRATION OFFICE: 10000 HIGHWAY 101, SUITE 100, VANCOUVER, BC V6P 6E6

REGISTRATION TELEPHONE: 604-271-1111

REGISTRATION FACSIMILE: 604-271-1112

REGISTRATION WEBSITE: WWW.MURRAYANDWHITE.COM

REGISTRATION EMAIL: INFO@REG.GOV.NSW

REGISTRATION REFERENCE: DP 102545

REGISTRATION REV: 03-SEP-2018

REGISTRATION NSW LRS

REGISTRATION PGS: 4/1

REGISTRATION REF: Tj110 sale

4

AREA: 101 400 ACRES IN  
 LOT 100 AT SURVEY 1000  
 REQUEST



DP1020445

Revised: 09 to 10 2020

Scale: 1:1000

*[Signature]*

Date: 09/10/20

Project: 1020445

*[Signature]*

300 SEE SHEET

302 SEE SHEET

303

301

302

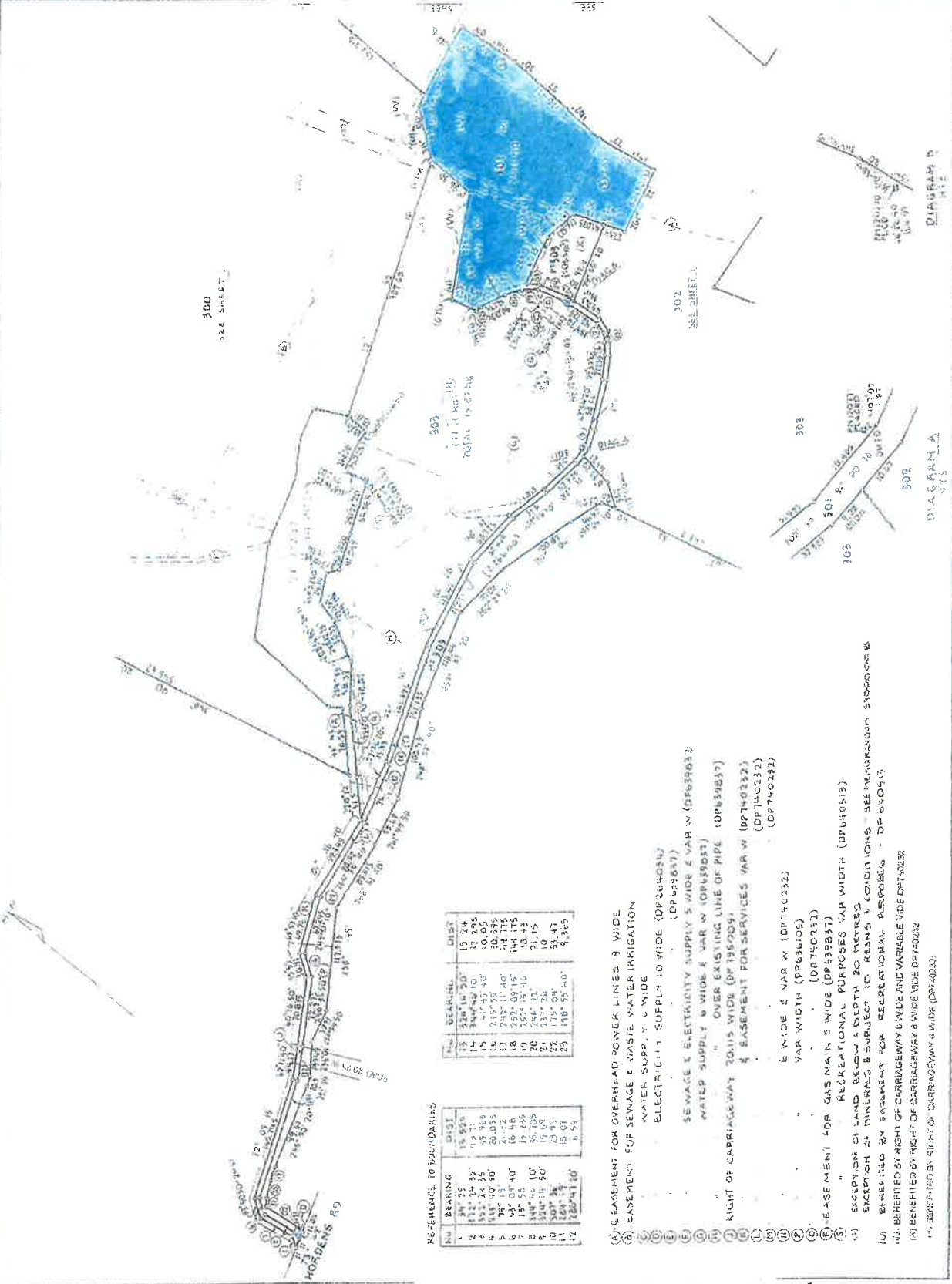
303

DIAGRAM A

DIAGRAM B

Scale: 1:1000

Plan Drawing only to appear in this space



REFERENCE TO BOUNDARIES

NO	BEARING	DIST	NO	BEARING	DIST
1	S 71° 25' 30" W	15.958	13	S 34° 16' 30" W	15.24
2	S 71° 24' 33" W	4.271	14	S 34° 16' 30" W	17.835
3	S 71° 24' 35" W	57.985	15	S 71° 43' 40" W	10.005
4	S 71° 24' 35" W	31.035	16	S 71° 43' 40" W	20.579
5	S 71° 24' 35" W	15.446	17	S 71° 43' 40" W	194.175
6	S 71° 24' 35" W	15.446	18	S 23° 09' 15" W	18.175
7	S 71° 24' 35" W	15.446	19	S 23° 09' 15" W	18.175
8	S 71° 24' 35" W	15.446	20	S 23° 09' 15" W	21.15
9	S 71° 24' 35" W	15.446	21	S 23° 09' 15" W	21.15
10	S 71° 24' 35" W	15.446	22	S 23° 09' 15" W	10.415
11	S 71° 24' 35" W	15.446	23	S 23° 09' 15" W	9.395
12	S 71° 24' 35" W	15.446			

- (1) EASEMENT FOR OVERHEAD POWER LINES 9 WIDE
- (2) EASEMENT FOR SEWAGE & WASTE WATER IRRIGATION WATER SUPPLY 4 WIDE
- (3) ELECTRICITY SUPPLY 10 WIDE (DP639837)
- (4) SEWAGE & ELECTRICITY SUPPLY 5 WIDE & VAR W (DP639837)
- (5) WATER SUPPLY 6 WIDE & VAR W (DP639837)
- (6) OVER EXISTING LINE OF PIPE (DP639837)
- (7) RIGHT OF CARRIAGEWAY 20.15 WIDE (DP195209)
- (8) EASEMENT FOR SERVICES VAR W (DP740232) (DP740232) (DP740232)
- (9) 6 WIDE & VAR W (DP740232)
- (10) VAR WIDTH (DP636105)
- (11) EASEMENT FOR GAS MAIN 5 WIDE (DP740232)
- (12) RECREATIONAL PURPOSES VAR WIDTH (DP639837)
- (13) EXCEPTION OF LAND BELOW A DEPTH 20 METRES
- (14) EASEMENT FOR SERVICES VAR W (DP639837)
- (15) EASEMENT FOR RECREATIONAL PURPOSES - DP 630413
- (16) BENEFITED BY RIGHT OF CARRIAGEWAY 6 WIDE AND VARIABLE WIDE DP740232
- (17) BENEFITED BY RIGHT OF CARRIAGEWAY 6 WIDE AND VARIABLE WIDE DP740232
- (18) BENEFITED BY RIGHT OF CARRIAGEWAY 6 WIDE (DP740232)

DATE: 10/10/2018  
 TIME: 10:00 AM  
 PROJECT: 10/10/2018  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

Client Name: [Name]  
 Subdivision: [Name]  
 Project No: 3472/02  
 Date: 10/10/2018

Plan Drawing only to appear in this space

Case No: 10/10/2018  
 Ref: 10/10/2018



- (A) EASEMENT FOR OVERHEAD POWER LINES & WDG (ELECTRICITY)
- (B) EASEMENT FOR SEWER & WASTE WATER BRIGATION (ELECTRICITY)
- (C) EASEMENT FOR WATER SUPPLY & WDG (ELECTRICITY)
- (D) EASEMENT FOR ELECTRICITY SUPPLY TO WDG (ELECTRICITY)
- (E) EASEMENT FOR ELECTRICITY SUPPLY TO WDG (ELECTRICITY)
- (F) EASEMENT FOR SEWER & WASTE WATER BRIGATION (ELECTRICITY)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP1040419 (E)

DATE: 10/10/2018

TORALN  
 SUBDIVISION  
 PARISH  
 LP 2018/124

REGISTRATION NO: 10/10/2018

REGISTRATION DATE: 10/10/2018

REGISTRATION OFFICE: [Name]

REGISTRATION NUMBER: [Number]

REGISTRATION TYPE: [Type]

REGISTRATION STATUS: [Status]

REGISTRATION NOTES: [Notes]





Please Drawing only to appear in this space

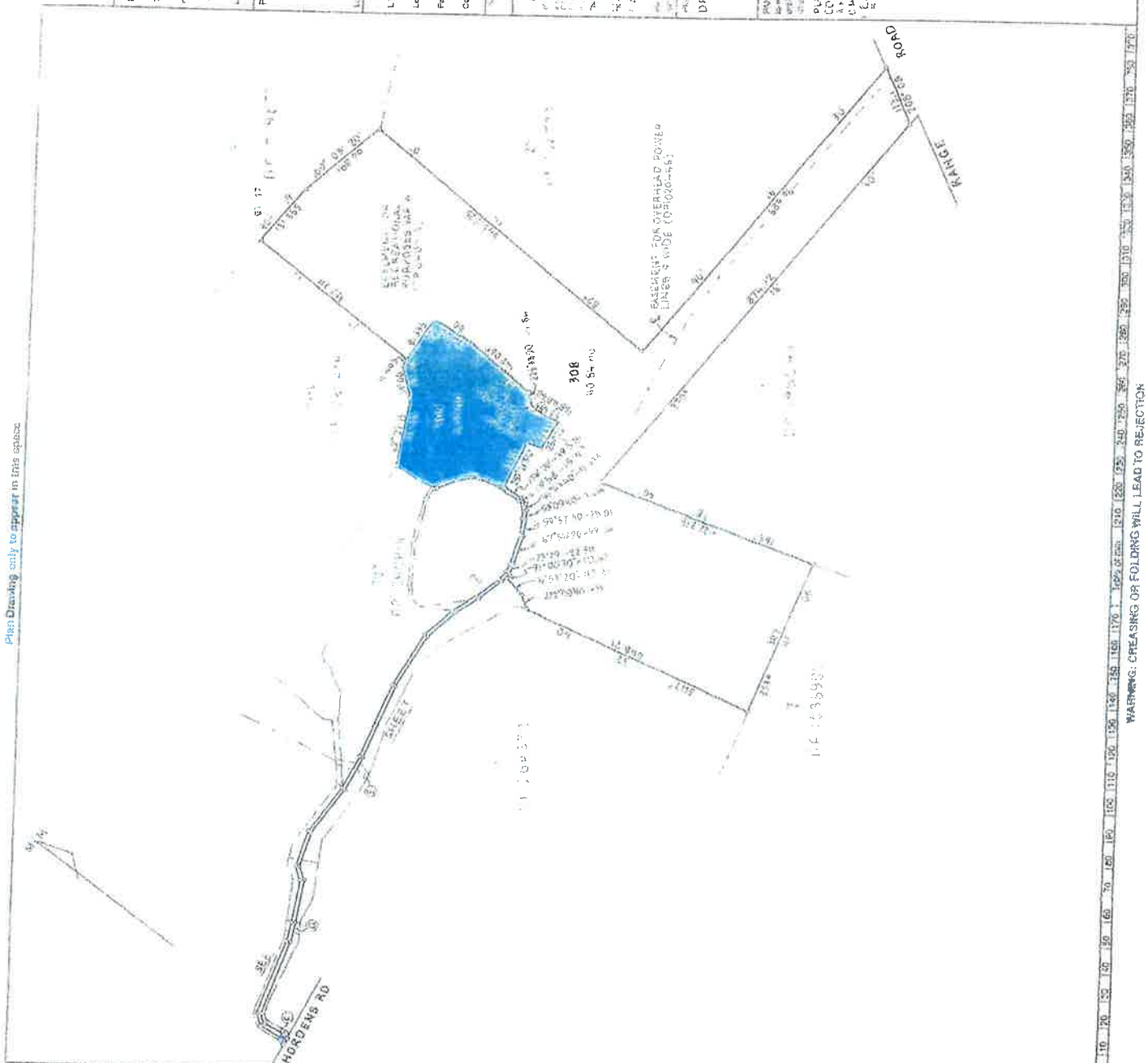
**InfoTrack**  
 Approved by Land  
 Admin Director  
 Approved by  
 Admin Director  
 Approved by  
 Admin Director

Map of the site showing the proposed  
 layout of the site and the  
 location of the proposed  
 development. The site is  
 bounded by the following  
 dimensions:

Department of Lands Approval  
 This approval is a preliminary  
 approval and is subject to the  
 final approval of the  
 Department of Lands.

Supervisor Certificate  
 This certificate is issued to the  
 applicant and is valid for  
 the period of the proposed  
 development.

Supervisor's Reference  
 This reference is issued to the  
 applicant and is valid for  
 the period of the proposed  
 development.



DP1104965 (E)  
 TOBBSA S  
 SUBDIVISION  
 PARISH

PLAN OF SUBDIVISION  
 LOTS 308 & 309  
 DP 1104965

LSA  
 Locality: BOYRA  
 Parish: YIPPOO  
 County: ANDREWS

REGISTRATION NO. 2007  
 REGISTRATION NO. 2007  
 REGISTRATION NO. 2007

DATE: 14/06/2007  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

THIS PLAN IS VALID FOR THE PERIOD OF 12 MONTHS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE DEPARTMENT OF LANDS.

6

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



DPI104965 (E)

Registered: K.C. 22-11-2006

This is sheet 2 of any plan to 2 sheets

Survey registered under Surveying Act, 2002

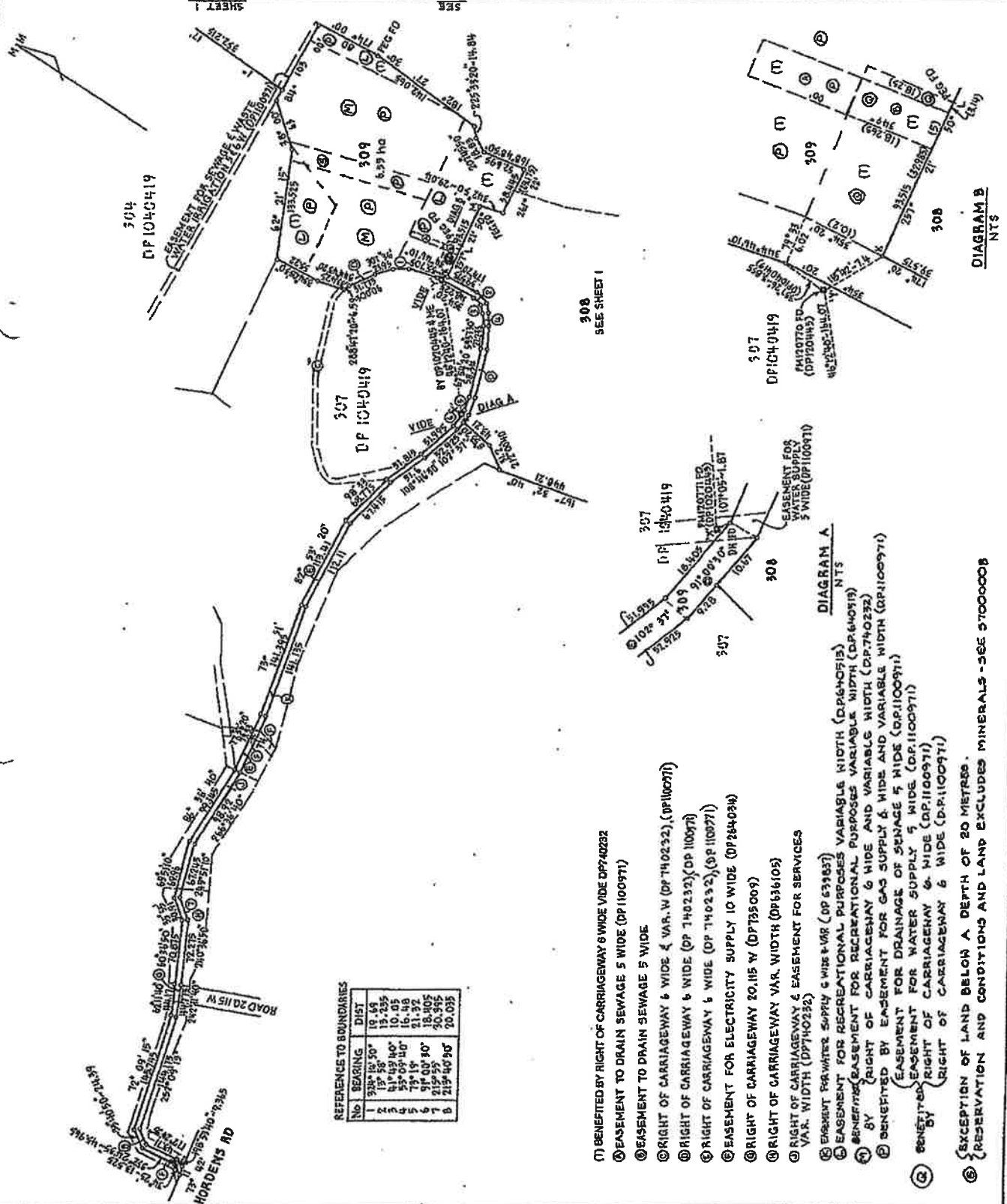
This is done of the plan of covered by subdivision certificate No. 2

*[Signature]*

Authorised Person (General Management) Licensed Geomatics Engineer  
For any vehicle access to be marked on any plan on Plan Form 2.

Revision No: 1: 3000

STATIONING REFERENCE: 14583 / 4



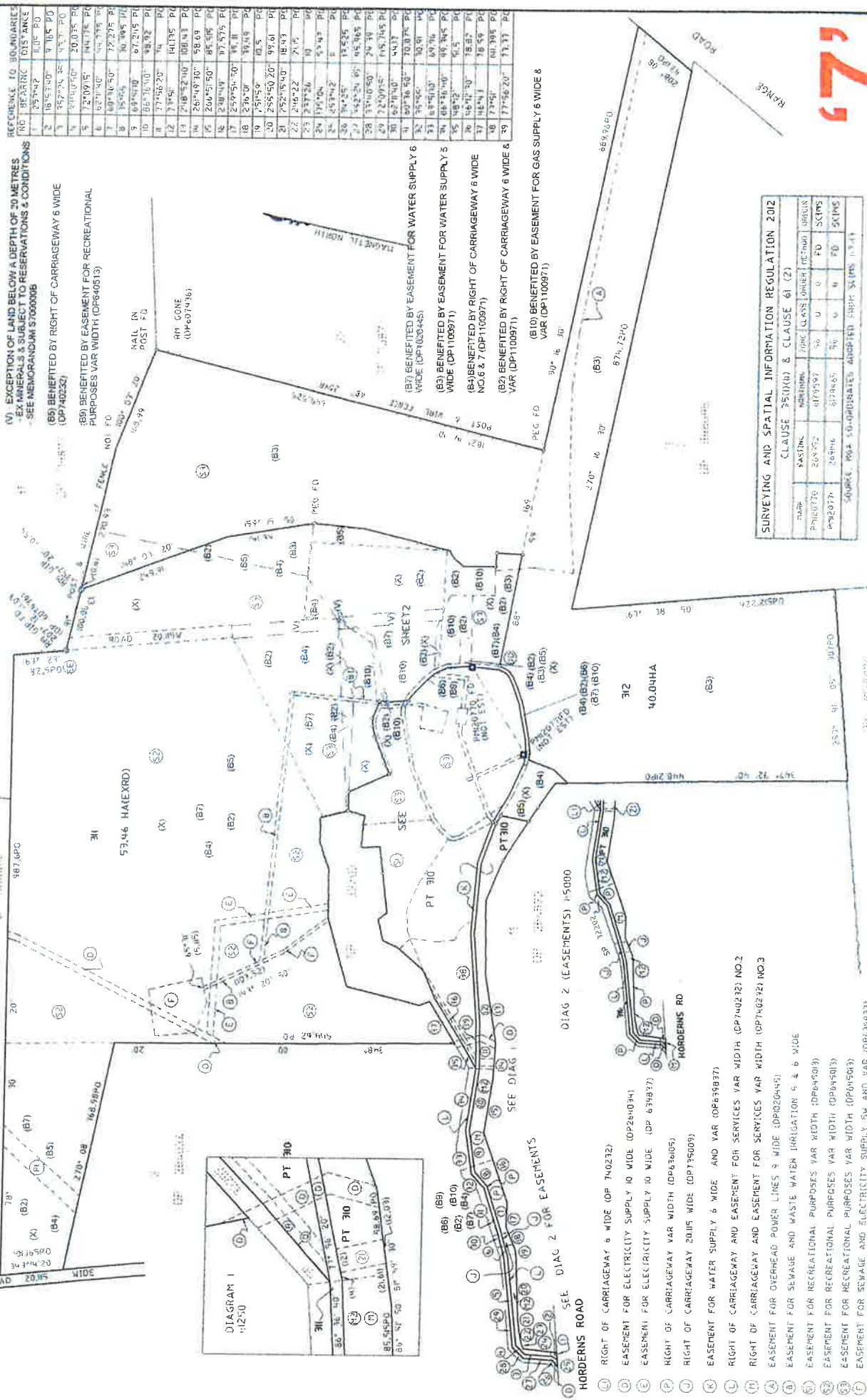
REFERENCES TO BOUNDARIES

No.	BEARING	DIST
1	52° 16' 50"	10.49
2	13° 58'	15.235
3	51° 49' 40"	10.05
4	55° 09' 40"	16.48
5	79° 15'	21.32
6	21° 00' 30"	18.405
7	131° 40' 26"	30.345
8	212° 40' 26"	20.095

- (T) BENEFITTED BY RIGHT OF CARRIAGEWAY 6 WIDE WIDE DP140232
- (E) EASEMENT TO DRAIN SEWAGE 5 WIDE (DP1100971)
- (E) EASEMENT TO DRAIN SEWAGE 5 WIDE
- (R) RIGHT OF CARRIAGEWAY 6 WIDE (DP1100971)
- (R) RIGHT OF CARRIAGEWAY 6 WIDE (DP1100971)
- (R) RIGHT OF CARRIAGEWAY 6 WIDE (DP1100971)
- (E) EASEMENT FOR ELECTRICITY SUPPLY 10 WIDE (DP1100971)
- (R) RIGHT OF CARRIAGEWAY 20.15 W (DP1100971)
- (R) RIGHT OF CARRIAGEWAY VAR. WIDTH (DP1100971)
- (E) EASEMENT FOR WATER SUPPLY 6 WIDE (DP1100971)
- (E) EASEMENT FOR RECREATIONAL PURPOSES VARIABLE WIDTH (DP1100971)
- (E) EASEMENT FOR RECREATIONAL PURPOSES VARIABLE WIDTH (DP1100971)
- (R) RIGHT OF CARRIAGEWAY 6 WIDE AND VARIABLE WIDTH (DP1100971)
- (E) EASEMENT FOR GAS SUPPLY 6 WIDE AND VARIABLE WIDTH (DP1100971)
- (E) EASEMENT FOR DRAINAGE OF SEWAGE 5 WIDE (DP1100971)
- (E) EASEMENT FOR WATER SUPPLY 5 WIDE (DP1100971)
- (E) EASEMENT FOR WATER SUPPLY 6 WIDE (DP1100971)
- (R) RIGHT OF CARRIAGEWAY 6 WIDE (DP1100971)
- (E) EXCEPTION OF LAND BELOW A DEPTH OF 20 METRES (RESERVATION AND CONDITIONS AND LAND EXCLUDES MINERALS - SEE 5700000B)

Plan Drawing only to appear in this space

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



RESERVATIONS & CONDITIONS - SEE CROWN GRANT(S)

(V) EXCEPTION OF LAND BELOW A DEPTH OF 20 METRES - EX MINERALS & SUBJECT TO RESERVATIONS & CONDITIONS - SEE MEMORANDUM S7000006

(B5) BENEFITED BY RIGHT OF CARRIAGEWAY 6 WIDE (DP140232)

(B8) BENEFITED BY EASEMENT FOR RECREATIONAL PURPOSES VAR WIDTH (DP6640519)

(B3) BENEFITED BY EASEMENT FOR WATER SUPPLY 6 WIDE (DP100945)

(B3) BENEFITED BY EASEMENT FOR WATER SUPPLY 5 WIDE (DP1105971)

(B2) BENEFITED BY RIGHT OF CARRIAGEWAY 6 WIDE (DP1100971)

(B10) BENEFITED BY EASEMENT FOR GAS SUPPLY 6 WIDE & VAR (DP1100971)

REFERENCE TO BOUNDARIES

NO	BEARING	DISTANCE	POINT
1	253°42'	1.05 PO	
2	185°31'00"	9.16 S PO	
3	352°24'36"	4.37 S PO	
4	274°51'00"	20.07 S PO	
5	72°09'15"	144.11 PO	
6	62°11'00"	14.79 S PO	
7	109°41'50"	72.75 S PO	
8	35°05'	30.49 S PO	
9	69°41'00"	87.21 S PO	
10	66°16'10"	49.92 PO	
11	77°58'20"	41.19 S PO	
12	7°45'	41.19 S PO	
13	218°42'10"	100.43 PO	
14	261°49'30"	58.69 PO	
15	204°51'50"	85.58 PO	
16	248°41'41"	37.57 S PO	
17	259°58'50"	31.11 PO	
18	246°00'	30.69 S PO	
19	75°05'00"	10.5 PO	
20	255°40'20"	99.61 PO	
21	75°21'54.00"	18.43 PO	
22	246°22'	21.15 PO	
23	237°26'	10 PO	
24	194°04'	5.93 PO	
25	257°42'	8 PO	
26	304°45'	15.26 PO	
27	142°51'00"	45.16 S PO	
28	174°00'50"	24.39 PO	
29	240°25'	115.74 S PO	
30	65°14'00"	10.78 PO	
31	30°36'50"	10.78 PO	
32	35°55'	10.61 PO	
33	69°14'00"	49.76 PO	
34	46°16'10"	49.34 S PO	
35	46°17'10"	51.5 PO	
36	14°11'10"	38.82 PO	
37	14°11'10"	38.82 PO	
38	71°48'	101.88 PO	
39	77°58'20"	73.37 PO	

SURVEYING AND SPATIAL INFORMATION REGULATION 2012

CLAUSE 35(1)(b) & CLAUSE 61 (2)

NAME	PASTING	ADDRESS	ZONE CLASS	ORDER	FORM	ORIGIN
PR20070	204752	6177592	36	U	U	PD SCMS
PR20070	20506	6177592	36	U	U	PD SCMS

SOURCE: PRA 50-OPERATES ADAPTED FROM SCMS (P.24)

PLAN OF SUBDIVISION OF LOTS 308 & 107 OF BLOCKS AND LOTS 308 & 309 DP 40455

Surveyor: ROBERT JANDERSON

Date of Survey: 10/7/19

Surveyor's Ref: 1301

LGA: WINGECARRIBEE

Locality: 5042A

Subdivision No: LUA 180465201

Registered

28.02.2014

DP1191798

PLAN OF SUBDIVISION OF LOTS 308 & 107 OF BLOCKS AND LOTS 308 & 309 DP 40455

Surveyor: ROBERT JANDERSON

Date of Survey: 10/7/19

Surveyor's Ref: 1301

PLAN OF SUBDIVISION OF LOTS 308 & 107 OF BLOCKS AND LOTS 308 & 309 DP 40455

Surveyor: ROBERT JANDERSON

Date of Survey: 10/7/19

Surveyor's Ref: 1301

PLAN OF SUBDIVISION OF LOTS 308 & 107 OF BLOCKS AND LOTS 308 & 309 DP 40455

Surveyor: ROBERT JANDERSON

Date of Survey: 10/7/19

Surveyor's Ref: 1301

PLAN OF SUBDIVISION OF LOTS 308 & 107 OF BLOCKS AND LOTS 308 & 309 DP 40455

Surveyor: ROBERT JANDERSON

Date of Survey: 10/7/19

Surveyor's Ref: 1301

PLAN OF SUBDIVISION OF LOTS 308 & 107 OF BLOCKS AND LOTS 308 & 309 DP 40455

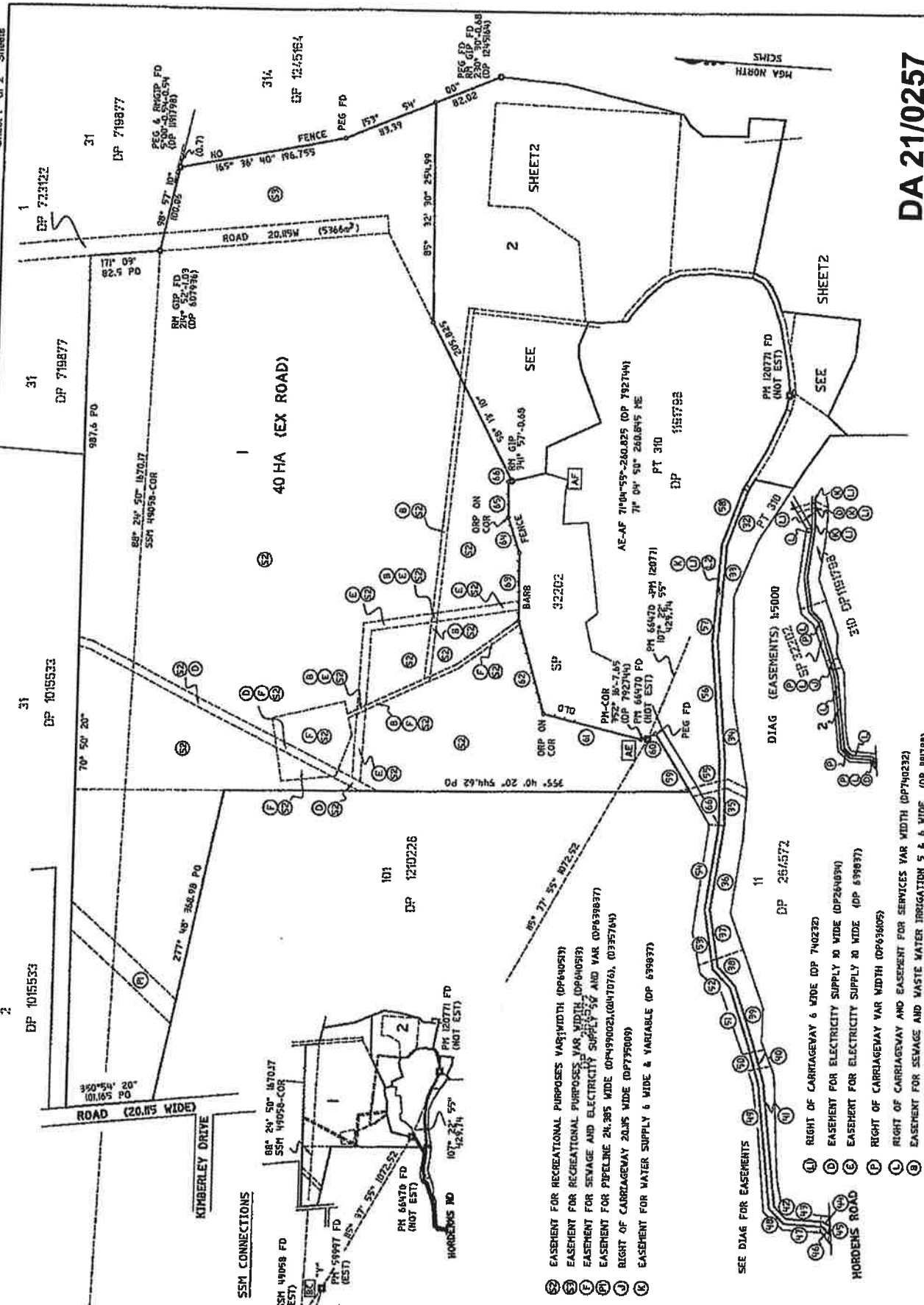
Surveyor: ROBERT JANDERSON

Date of Survey: 10/7/19

Surveyor's Ref: 1301



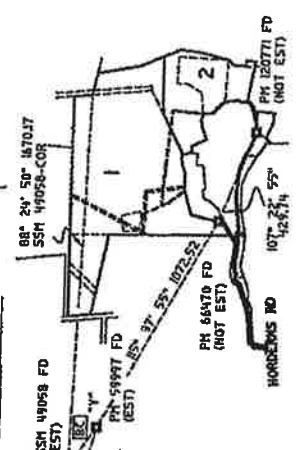
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



DA 21/0257

- BA 28° 08'37" 470.214 GD
- BB 28° 08' 47" 470.28 NE
- BB 65° 25' 39" 278.254 GD
- BB 65° 25' 40" 278.2 NE
- CC 12° 28' 48" 205.94 GD
- CC 12° 28' 50" 205.93 NE

SSM CONNECTIONS



PO BOUNDARIES

NO	BEARING	DIST
32	286° 17'	67.115 PO
33	210° 33' 20"	102.11 PO
34	261° 3'	114.135 PO
35	265° 36' 20"	74 PO
36	271° 18' 40"	90.92 PO
37	257° 31' 10"	67.245 PO
38	223° 35'	30.295 PO
39	210° 18' 50"	72.275 PO
40	249° 31' 48"	44.175 PO
41	259° 18' 20"	114.175 PO
42	221° 20' 50"	20.035 PO
43	180° 04' 48"	43.71 PO
44	205° 33' 40"	5.345 PO
45	261° 22'	1 PO
46	42° 05'	19.525 PO
47	0° 04' 30"	45.965 PO
48	4° 20' 50"	24.39 PO
49	79° 48' 20"	195.145 PO
50	63° 31' 40"	44.17 PO
51	68° 18' 50"	70.875 PO
52	43° 35'	30.81 PO
53	77° 31' 10"	69.96 PO
54	94° 16' 10"	93.515 PO
55	85° 34' 28"	73.33 PO
56	81° 31'	114.135 PO
57	90° 33' 20"	13.41 PO
58	104° 18'	68.775 PO
59	234° 23'	78.59 PO

DEFINED BOUNDARIES

60	394° 22' 10"	17.265
61	10° 10' 20"	19.54
62	83° 31'	12.135
63	85° 30' 30"	74.6
64	87° 37' 10"	43.09
65	85° 05' 30"	44.445
66	162° 52'	3.69

- Ⓜ EASEMENT FOR RECREATIONAL PURPOSES VAR W/ WIDTH (DP64021)
- Ⓝ EASEMENT FOR RECREATIONAL PURPOSES VAR W/ WIDTH (DP64021)
- Ⓞ EASEMENT FOR SEWAGE AND ELECTRICITY SUPPLY 30 WIDE (DP639837)
- Ⓟ EASEMENT FOR PIPELINE 2M-385 WIDE (DP499002), (GN1076), (D3957645)
- Ⓠ RIGHT OF CARRIAGEWAY 20M WIDE (DP775009)
- Ⓡ EASEMENT FOR WATER SUPPLY 6 WIDE & VARIABLE (DP 699837)

- Ⓛ RIGHT OF CARRIAGEWAY 6 WIDE (DP 740232)
- Ⓞ EASEMENT FOR ELECTRICITY SUPPLY 30 WIDE (DP264034)
- Ⓟ EASEMENT FOR ELECTRICITY SUPPLY 30 WIDE (DP 699837)
- Ⓠ RIGHT OF CARRIAGEWAY VAR WIDTH (DP636005)
- Ⓡ RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES VAR WIDTH (DP740232)
- Ⓢ EASEMENT FOR SEWAGE AND WASTE WATER IRRIGATION 5 & 6 WIDE (DP 181788)

Surveyor RICHARD R COX  
 Date of Survey 13-5-2016  
 Surveyors ref 13147  
 FILE 202007100213 PARTIAL SURVEY

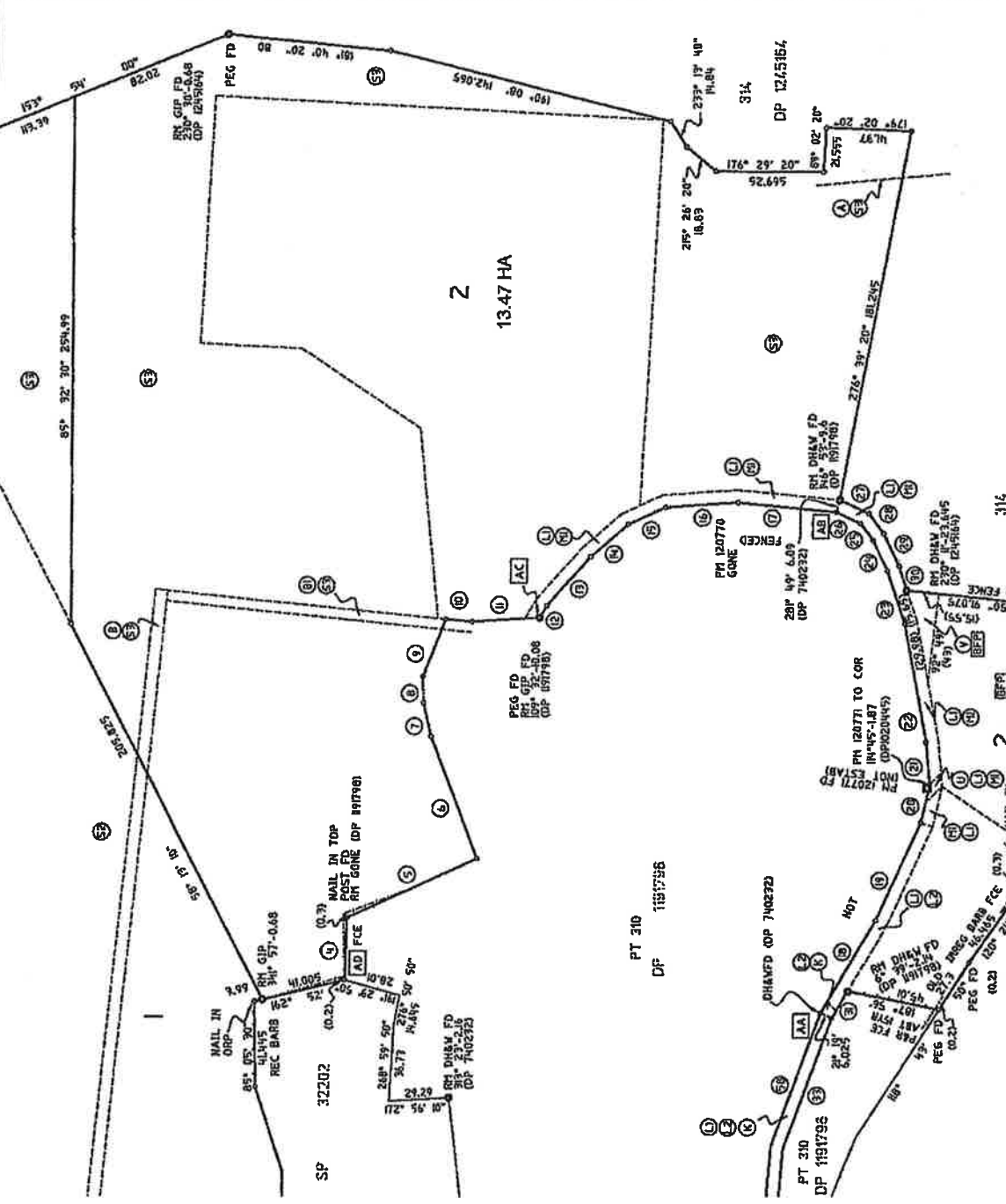
PLAN OF SUBDIVISION OF  
 LOT 313 DP 1245184

LGA: WINGECARRIBEE  
 Locality: BOWRAL  
 Subdivision No:  
 Lengths are in metres Field Ratio: 1:3000

DP



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



- CONNECTIONS**
- AA-AB 87° 27' 29.28
  - BY DP 191798 & ME
  - AB-AC 336° 45' 45.272 DP 191798
  - 336° 45' 30" 45.274 ME
  - AC-AD 294° 00' 40" 49.69 DP 191798
  - 294° 00' 20" 49.675 ME

REF TO BOUNDARIES	BEARING	DIST
4	87° 44' 30"	30.49
5	107° 39'	69.085
6	64° 35' 40"	63.765
7	72° 20' 20"	16.955
8	84° 08' 00"	12.605
9	107° 47' 50"	29.975
10	161° 45'	12.755
11	172° 23'	39.125
12	296° 27' 50"	6.59
13	307° 46' 30"	36.78
14	305° 16' 30"	23.95
15	37° 55' 20"	19.69
16	352° 26' 40"	35.71
17	2° 00' 30"	48.23
18	166° 26' 30"	51.015
19	100° 17'	92
20	98° 40' 30"	10.405
21	80° 59'	21.32
22	75° 34' 20"	58.345
23	67° 37' 30"	27.235
24	60° 45' 40"	16.48
25	49° 23' 40"	10.05
26	21° 38'	13.235
27	20° 38'	15.76
28	229° 23' 40"	12.135
29	240° 44' 40"	17.495
30	287° 37' 30"	12.36
31	16° 26' 30"	15.02
32	270° 37' 20"	16.110
33	104° 15'	66.775

- (A) EASEMENT FOR WATER SUPPLY 6 WIDE & VAR (DP439837)
- (B) EASEMENT FOR RECREATIONAL PURPOSES VAR WIDTH (DP64065)
- (C) EASEMENT FOR RECREATIONAL PURPOSES VAR WIDTH (DP64065)
- (D) EASEMENT FOR OVERHEAD POWER LINES 9 WIDE (DP2020445)
- (E) EASEMENT FOR SEWAGE AND WASTE WATER IRRIGATION 5 & 6 WIDE (DP 191798)
- (F) EASEMENT FOR WATER SUPPLY 5 WIDE (DP 190970)
- (G) EASEMENT FOR SEWAGE & WASTE WATER IRRIGATION 5 & VAR (DP190970)
- (H) RIGHT OF CARRIAGEWAY 6 WIDE (DP 740232)
- (I) RIGHT OF CARRIAGEWAY 6 WIDE (DP 190970)
- (J) RIGHT OF CARRIAGEWAY 6 WIDE (DP 190970)
- (K) POSITIVE COVENANT (DP 1245164)
- (L) RIGHT OF CARRIAGEWAY VARIABLE WIDTH

COORDINATE SCHEDULE					
MARK	NSA COORDINATES	CLASS	PU	METHOD	STATE
SS1 95078	267449.36	680223.08	B	NA	FOUND
SS4 98059	267722.055	680220.248	B	NA	FOUND
PH 98997	267679.544	68000.319	B	NA	FOUND
PM 44470			U	NA	FOUND
ES1 99443			U	NA	FOUND

DATE OF SCRS COORDINATES P-2-2020 MGA 56 MGA DATUM GDA 2020

COMBINED SCALE FACTOR 1.00048

DA 21/0257

PLAN OF SUBDIVISION OF  
LOT 313 DP 1245164

Surveyor RICHARD R COX  
Date of Survey 13-6-2016  
Surveyor ref 13147  
FILE 6202M7100213) PARTIAL SURVEY


LGA: WINGECARRIBEE  
Locality: BOWRAL  
Subdivision No:  
Lengths are in metres. Road Ratio: 1:1500

DP



Z  
6  
0  
W  
0  
2  
0  
N  
0  
2  
0  
W  
0  
6

**STRATA PLAN 32202**

Registered:  3.8.1987

C.A.: No. 1946/87 OF 3-4-1987

Purpose: STRATA PLAN

Ref. Map: PARISH

Last Plan: DP 264572 # DP740232


**(E)**

PLAN OF LOT 1 D.P. 74023

Man/Shire City: WINGECARRIBEE Locality: BOWRAL

Parish: MITTAGONG County: CAMDEN

Reduction Ratio 1: 2000

Lengths are in metres 

THE PROPRIETORS STRATA PLAN N° 32202  
MILTON PARK  
BOWRAL

Name of, and \*address for service of notices on, the body corporate  
\* Address required on original strata plan only.

SEE SHEET 2. FOR LOCATION DIAGRAM

**SURVYOR'S CERTIFICATE**

ROBERT JAMES ARNOLD  
357 BONG BONG ST. BOWRAL

a surveyor registered under the Survey Act, 1923, hereby certify that:

- (1) the site, the surface or any part of which comprises the subject land is a tenement of a registered free estate;
- (2) any door or walls, the tops or under-edges of any part of which forms a boundary of a registered lot, shown in the accompanying plan, are in accordance with the original plan, or any other plan in relation thereto;
- (3) any walls, fences, ceilings or structural timber work, or other works shown in the accompanying plan, are in accordance with the original plan, or any other plan in relation thereto;
- (4) any building containing premises the structure of the roof of which is shown in the accompanying plan, is in accordance with the original plan, or any other plan in relation thereto.

(\*) Denotes if applicable  
/ State whether standing or plan, and quote registered number.

This is sheet 1 of my Plan in 6 sheets.

**COUNCIL'S CERTIFICATE**


The Council of the City of Wingecarribee of the State of New South Wales, do hereby certify that the proposed plan of subdivision of the land shown in the accompanying plan, is in accordance with the provisions of the said Act, and that the same has been approved by the Council.

Subdivision No. 1344/87

Date 3.4.87

\*Complete, or state if incomplete.

(19) the survey, submissions and statements of intention to create easements or restrictions as to use, signatures, seals and statements of intention to create easements or restrictions as to use.

Signature:   
Date: 10th MARCH 1987

Signatures, seals and statements of intention to create easements or restrictions as to use.

*J. Cooper*  
*Director*

**ASTRADOM PTY. LIMITED**

**BOSTON AUSTRALIA LIMITED**

THE COMMON SEAL OF BOSTON AUSTRALIA LIMITED was heretofore affixed in accordance with its Articles of Association and in the presence of

*J. Cooper* Director  
*J. Cooper* Secretary

Table of mm: 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160

MPD SURVEYOR'S REFERENCE: 8701 C

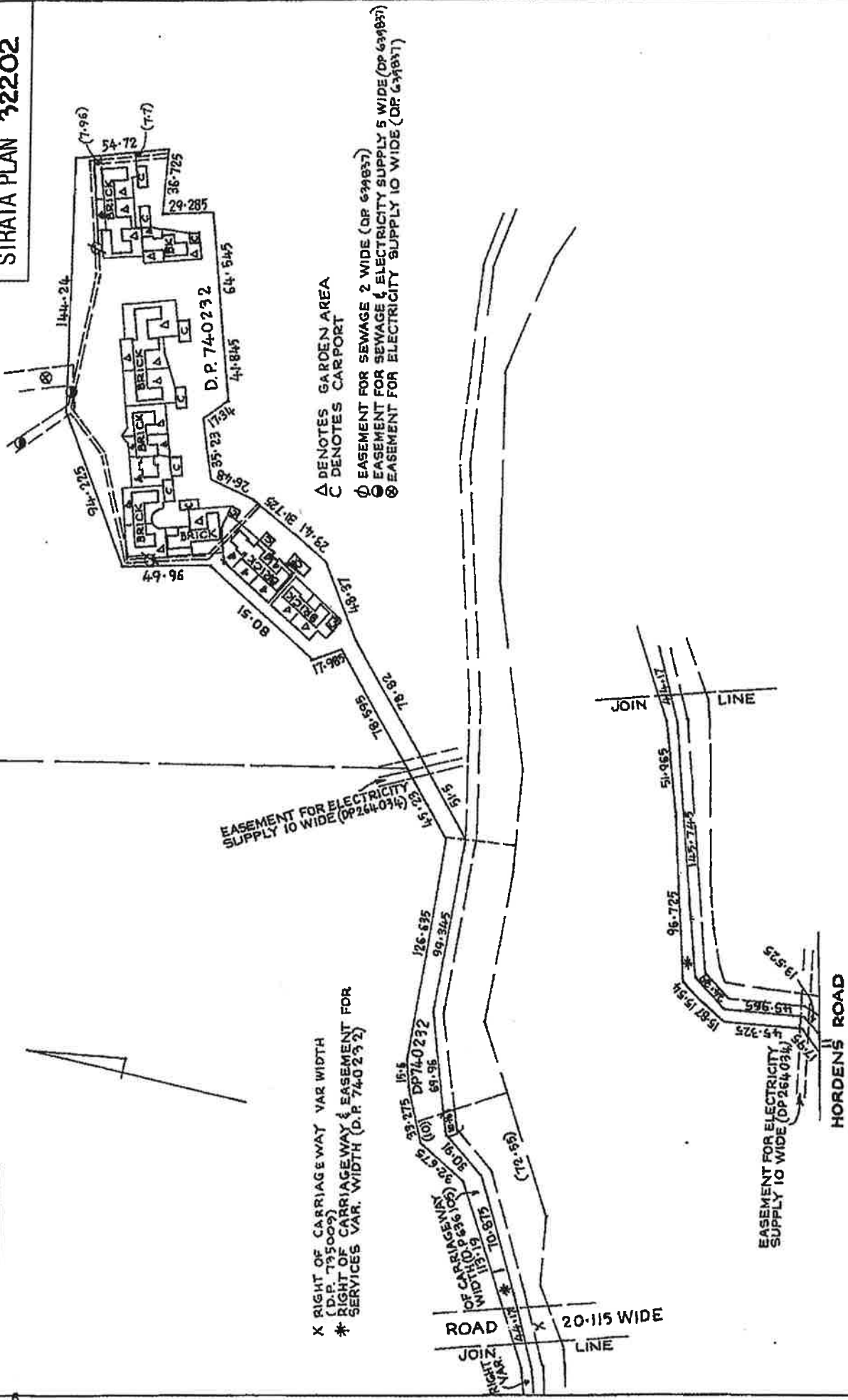


LOCATION DIAGRAM

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN 32202

OFFICE USE ONLY



X RIGHT OF CARRIAGE WAY VAR WIDTH (D.P. 195009)  
 \* RIGHT OF CARRIAGE WAY & EASEMENT FOR SERVICES VAR. WIDTH (D.P. 740232)

△ DENOTES GARDEN AREA  
 C DENOTES CARPORT  
 ○ EASEMENT FOR SEWAGE 2 WIDE (DP 639837)  
 ⊙ EASEMENT FOR ELECTRICITY SUPPLY 5 WIDE (DP 639837)  
 ⊗ EASEMENT FOR ELECTRICITY SUPPLY 10 WIDE (DP 639837)

EASEMENT FOR ELECTRICITY SUPPLY 10 WIDE (DP 264034)

EASEMENT FOR ELECTRICITY SUPPLY 10 WIDE (DP 264034)

Reduction Ratio 1: 2000

Lengths are in metres

*Anderson*  
 Registered Surveyor

*Anderson*  
 Council Clerk

SURVEYOR'S REFERENCE: 8701 C



STRATA PLAN FORM 2

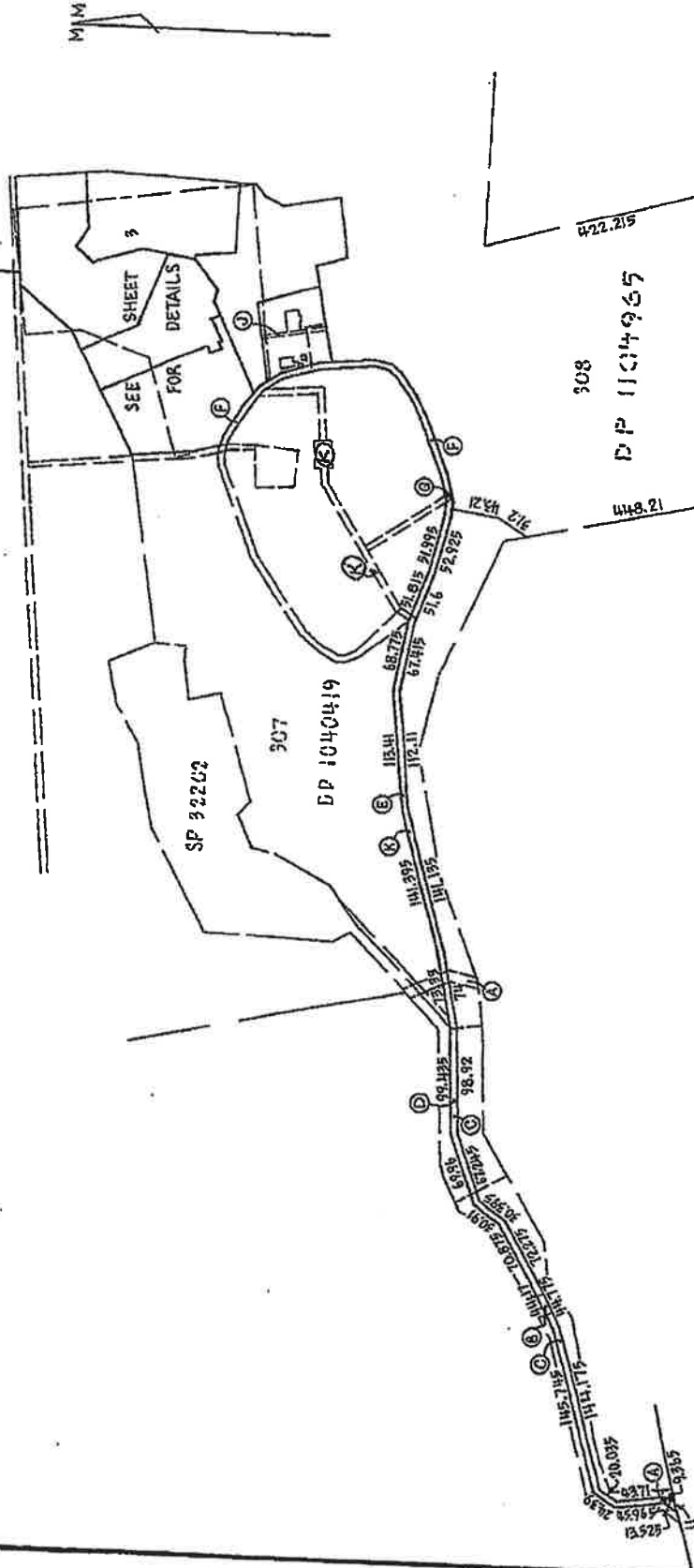
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 2 of 5 Sheets

LOCATION PLAN

MILTON PARK

SP78022



- Ⓐ EASEMENT FOR ELECTRICITY SUPPLY 10 WIDE (DP264034)
- Ⓑ RIGHT OF CARRIAGEWAY 20.15 WIDE (DP755009)
- Ⓒ RIGHT OF CARRIAGEWAY VAR. WIDTH (DP656105)
- Ⓓ RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES VAR. WIDTH (DP740232)
- Ⓔ RIGHT OF CARRIAGEWAY 6 WIDE (DP740232)

- Ⓕ RIGHT OF CARRIAGEWAY 6 WIDE (DP 140232) - (DP 1104965)
- Ⓖ EASEMENT FOR WATER SUPPLY 5 WIDE (DP1100971)
- Ⓗ EASEMENT TO DRAIN SEWAGE 5 WIDE (DP1100971 & DP 1104965)
- Ⓙ EASEMENT FOR WATER SUPPLY 6 W & VARIABLE (DP 639837)

Reduction Ratio 1: 4000

*[Signature]*  
Registered Surveyor

Lengths are in metres

Authorised Person/General Manager/Accredited Certifier

SURVEYORS REFERENCE 14583 SP1

**STRATA PLAN FORM 2**

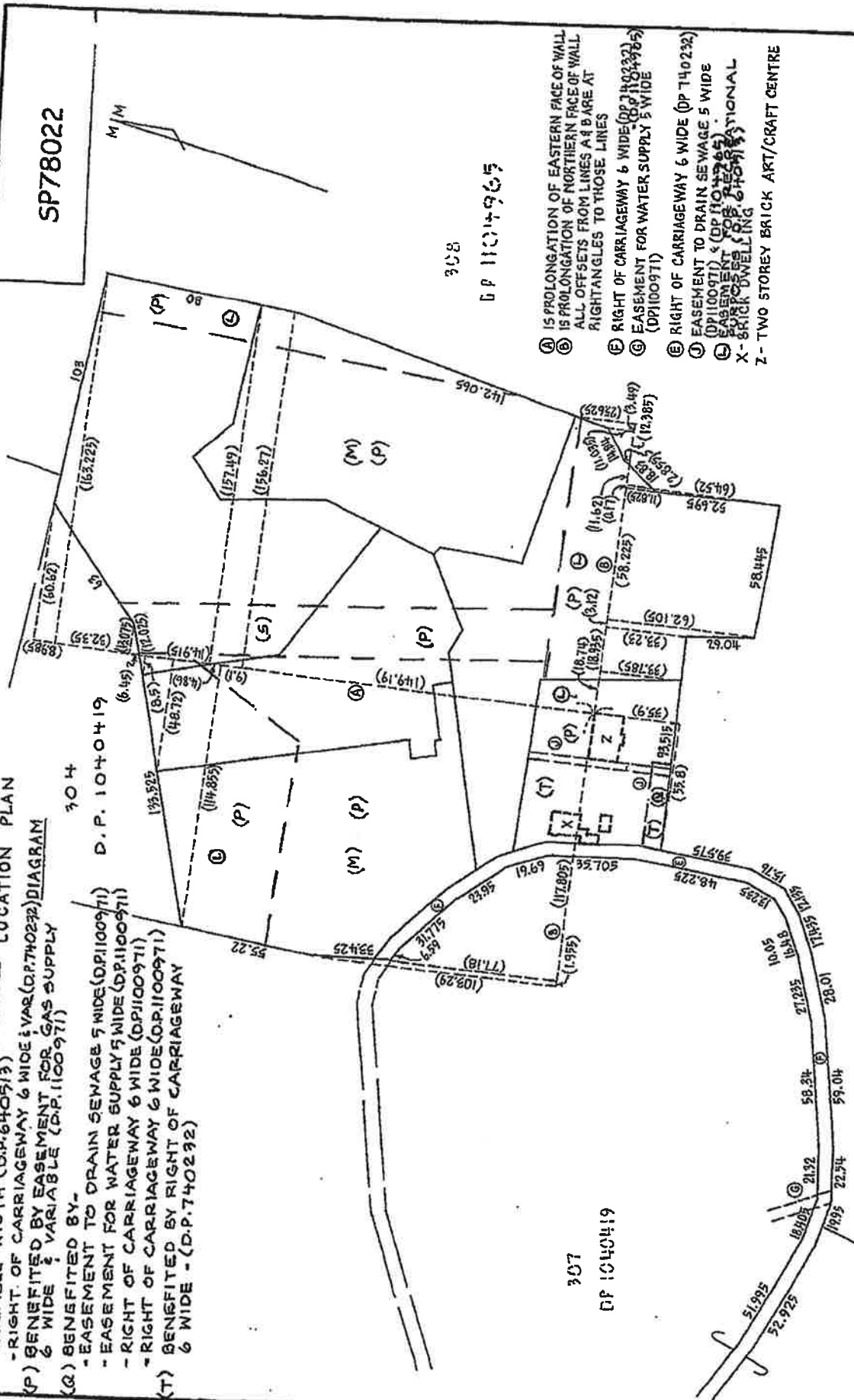
(M) BENEFITED BY:

- EASEMENT FOR RECREATIONAL PURPOSES LOCATION PLAN VARIABLE WIDTH (D.P. 640513)
- RIGHT OF CARRIAGEWAY 6 WIDE & VAR (D.P. 740232) DIAGRAM
- (P) BENEFITED BY EASEMENT FOR GAS SUPPLY & WIDE & VARIABLE (D.P. 1100971)
- (Q) BENEFITED BY:
  - EASEMENT TO DRAIN SEWAGE 5 WIDE (D.P. 1100971)
  - EASEMENT FOR WATER SUPPLY 5 WIDE (D.P. 1100971)
  - RIGHT OF CARRIAGEWAY 6 WIDE (D.P. 1100971)
  - RIGHT OF CARRIAGEWAY 6 WIDE (D.P. 1100971)
- (T) BENEFITED BY RIGHT OF CARRIAGEWAY 6 WIDE - (D.P. 740232)

**WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION**

Sheet No. 3 of 5 Sheets

SP78022



308  
D.P. 1100971

- (A) IS PROLONGATION OF EASTERN FACE OF WALL
- (B) IS PROLONGATION OF NORTHERN FACE OF WALL ALL OFFSETS FROM LINES A & B ARE AT RIGHT ANGLES TO THOSE LINES
- (C) RIGHT OF CARRIAGEWAY 6 WIDE (D.P. 740232)
- (D) EASEMENT FOR WATER SUPPLY 5 WIDE (D.P. 1100971)
- (E) RIGHT OF CARRIAGEWAY 6 WIDE (D.P. 740232)
- (F) EASEMENT TO DRAIN SEWAGE 5 WIDE (D.P. 1100971)
- (G) EASEMENT FOR GAS SUPPLY & WIDE & VARIABLE (D.P. 1100971)
- (H) EASEMENT FOR RECREATIONAL X - BRICK DWELLING
- Z - TWO STOREY BRICK ART/CRAFT CENTRE

Lengths are in metres

Reduction Ratio 1:1500

(S) EXCEPTING OF LAND BELOW A DEPTH OF 20 METRES. RESERVATION AND CONDITIONS AND LAND EXCLUDES MINERALS - SEE 700000B.

*[Signature]*  
Authorised Person/General Manager/Accredited Controller

*[Signature]*  
Regd Surveyor

SURVEYORS REFERENCE: 147583 S.P.1

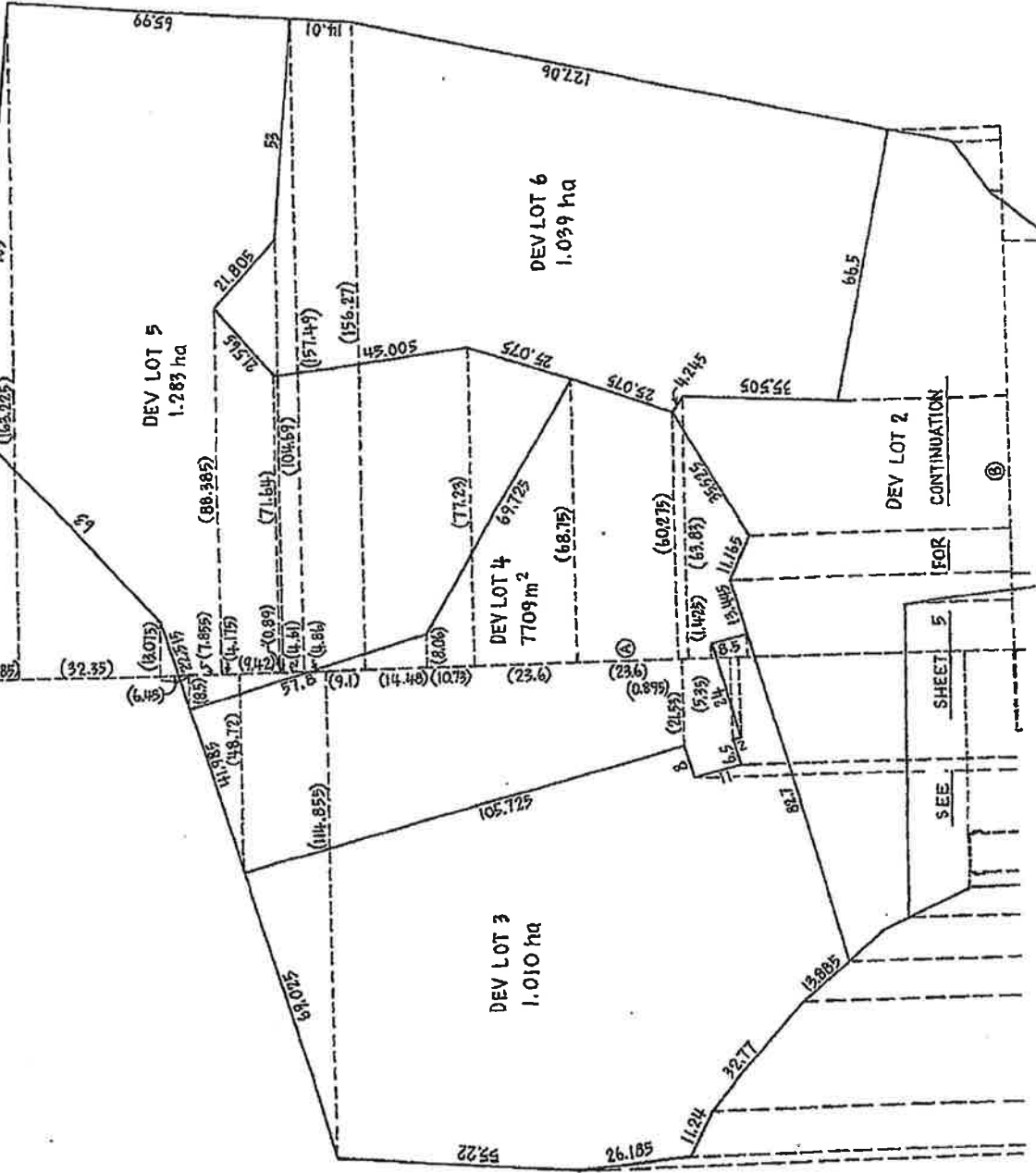
STRATA PLAN FORM 2

GROUND FLOOR

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 4 of 5 Sheets

SP78022



Ⓐ IS PROLONGATION OF EASTERN FACE OF WALL

Ⓑ IS PROLONGATION OF NORTHERN FACE OF WALL

ALL OFFSETS FROM LINES A & B ARE AT RIGHTANGLES FROM THOSE LINES

Reduction Ratio 1:1000

Lengths are in metres

*[Signature]*  
Registered Surveyor

Admitted Person/General Manager/Accredited Classifier

SURVEYORS REFERENCE 14583 SP1

Reg:R59460 /Doc:SP 0078022 R /Rev:08-May-2007 /NSW LRS /Rgs:AMU /Krt:08-Apr-2021 11:32 /Seq:4 of 5  
e Office of the Registrar-general /Src:KROTRACK /Ref:2020860 tujtk

STRATA PLAN FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Street No. 5 of 5 Sheets

SP78022

GROUND FLOOR

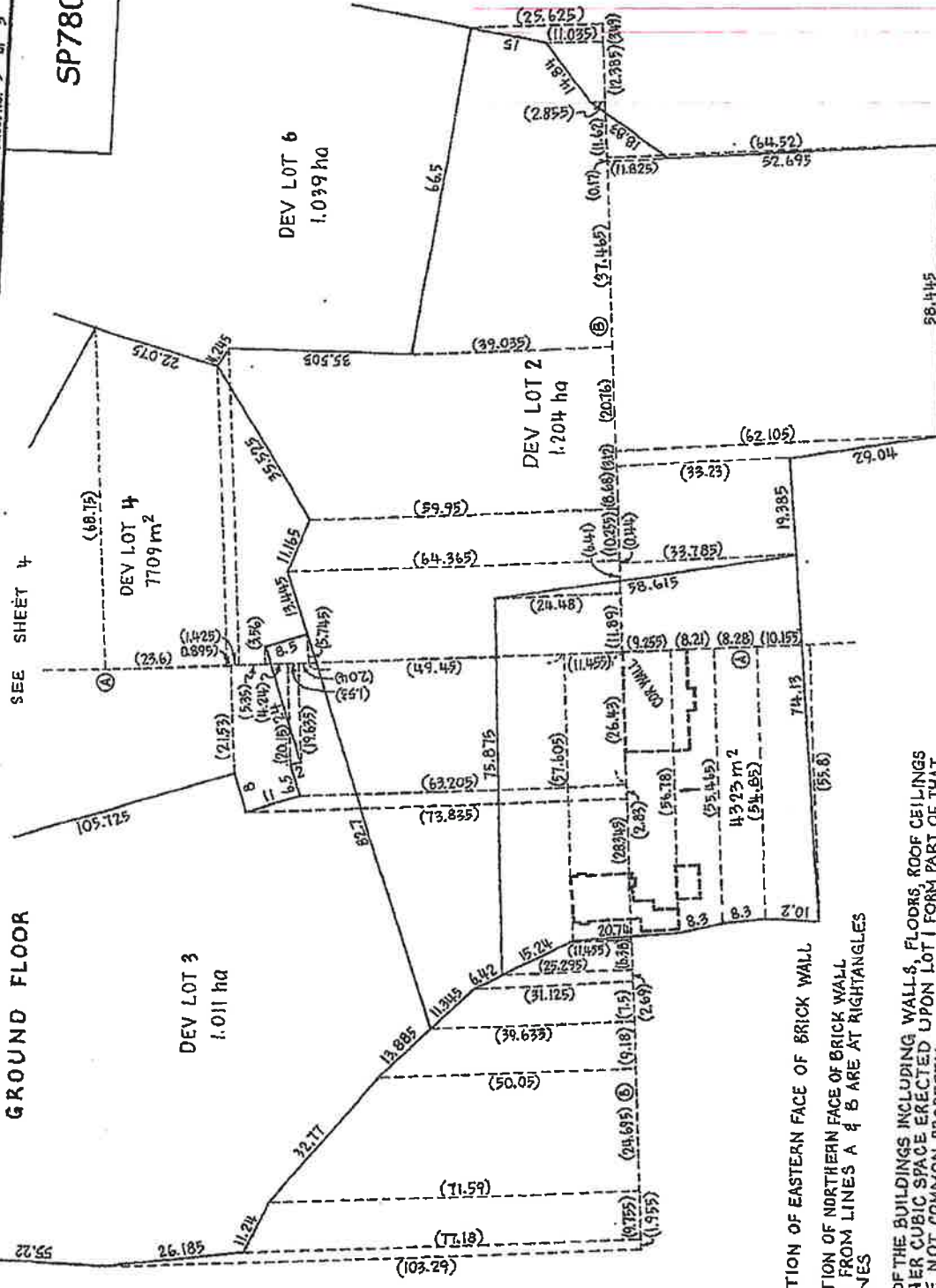
SEE SHEET 4

DEV LOT 14  
7709 m<sup>2</sup>

DEV LOT 3  
1.011 ha

DEV LOT 6  
1.039 ha

DEV LOT 2  
1.204 ha



⑬ IS PROLONGATION OF EASTERN FACE OF BRICK WALL  
 ⑭ IS PROLONGATION OF NORTHERN FACE OF BRICK WALL  
 ALL OFFSETS FROM LINES A & B ARE AT RIGHT ANGLES  
 TO THOSE LINES

THE WHOLE OF THE BUILDINGS INCLUDING WALLS, FLOORS, ROOF CEILINGS  
 AND ANY OTHER CUBIC SPACE ERRECTED UPON LOT 1 FORM PART OF THAT  
 LOT AND ARE NOT COMMON PROPERTY

THE STRATUM OF LOTS 2 TO 6 EXTENDS FROM 30 BELOW TO 50 ABOVE THE  
 UPPER SURFACE OF THE GROUND FLOOR OF THE TWO STOREY BUILDING  
 ON LOT 1

THE STRATUM OF LOT 1 EXTENDS FROM 5 BELOW TO 20M ABOVE THE UPPER  
 SURFACE OF THE GROUND FLOOR OF THE EASTERNMOST BUILDING ON LOT 1  
 ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT  
 IS COMMON PROPERTY

Reduction Ratio 1:800

Lengths are in metres

*[Signature]*  
 Authorised Person/General Manager/Accredited Officer

Reg Surveyor

SURVEYOR'S REFERENCE: 14583 SP1



STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners - Strata Plan No 78022  
 "MILTON PARK"  
 HORDENS ROAD  
 BOWRAL 2576

Registered: \*

Purpose:

PLAN OF  
 SUBDIVISION OF LOT 1 AND PART OF THE  
 COMMON PROPERTY IN SP 78022

Model by-laws adopted for this scheme

- \*Keeping of animals: Option A/B/C
- \*Schedule of By-laws in 25 \_\_\_\_\_ sheets filed with plan
- \*No By-laws apply
- \* strike out whichever is inapplicable

Strata Certificate

\* Name of Council/ Accredited Certifier WINGECARRIBEE COUNCIL  
 being satisfied that the requirements of the \* Strata Schemes (Freehold Development) Act 1973 or \* Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed:

\* strata plan/ strata plan of subdivision illustrated in the annexure to this certificate.

\* The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

\* The strata plan/strata plan of subdivision is part of a development scheme. The \* council/ accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

\* The Council does not object to the encroachment of the building beyond the alignment of

\* The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

\* This approval is given on the condition that the use of lot (s) .....  
 .....(being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in \* section 39 of the Strata Schemes (Freehold Development) Act 1973 or \* section 68 of the Strata Schemes (Leasehold Development) Act 1986.

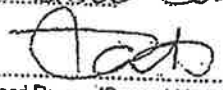
Date 12/2/2009

Subdivision No. LVA 08/0994.01

Accreditation No. N/A

Relevant Development Consent No. LVA 08/0994

Issued by WINGECARRIBEE COUNCIL



Authorised Person / General Manager / Accredited Certifier

\* Complete or delete if applicable.

LGA: WINGECARRIBEE

Locality: BOWRAL

Parish: MITTAGONG

County: CAMDEN

Surveyor's Certificate

I, ROBERT J ANDERSON.....

of 357 BONG BONG STREET, BOWRAL.....

a surveyor registered under the Surveying Act, 2002, hereby certify that:

- (1) each applicable requirement of  
 \*Schedule 1A to the Strata Schemes (Freehold Development) Act 1973  
 \*Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986  
 has been met;
- (2) \*~~(a) the building encroaches on a public place;~~  
 \*~~(b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement:~~  
 \*has been created by registered + .....  
 \*is to be created under section 89B of the Conveyancing Act 1919
- (3) \*the survey information recorded in the accompanying location plan is accurate.

Signature: 

Date: 28<sup>th</sup> JANUARY, 2009.....

\* Delete if inapplicable

+ State whether dealing or plan, and quote registered number.

SURVEYOR'S REFERENCE: 14583-SP2

Use STRATA PLAN FORM 3A for additional certificates, signatures and seals



STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of sheet(s)

PLAN OF SUBDIVISION OF LOT 1 AND PART  
COMMON PROPERTY SP 78022

\*

Registered:

\*

Strata Certificate Details: Subdivision No: LVA 03/00974.01 Date: 13/2/2009

SCHEDULE OF UNIT ENTITLEMENT  
*(if insufficient space use additional annexure sheet)*

SP 78022

LOT NO	UNIT ENTITLEMENT
2	160
3	160
4	160
5	241
6	241
7	38
AGG	1000

\* OFFICE USE ONLY

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants  
*(if insufficient space use additional annexure sheet)*



Telephone: (02) 4868 0888  
Facsimile: (02) 4869 1203

ABN 49 546 344 354



GJH:SC

**Form 4 - Environmental Planning and Assessment Act, 1979**

**NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION**

TO: Tujilo Pty Ltd  
Milton Park Hotel  
Private Bag No 1  
BOWRAL NSW 2576

27 October 2008

PLEASE QUOTE THE DEVELOPMENT APPLICATION NUMBER IN ALL CORRESPONDENCE AND  
UPON PAYMENT OF FEES, CHARGES & CONTRIBUTIONS

being the applicant in respect of Development Application No. DA 08/0994

Pursuant to Section 80 (1) (a) of the *Environmental Planning & Assessment Act 1979* notice is hereby given of the determination by the Council, as the consent authority, of the Development Application relating to the land described as follows:-

<b>PROPERTY:</b>	Lot 307 DP 1040419 & SP 78022 'Milton Park' Horderns Road, Bowral
<b>ASSESS NO:</b>	0291033009
<b>OWNER:</b>	Dobler Properties Pty Limited

Purpose of Development: **Amendment to Strata Plan** - in accordance with plans prepared by Campbell & Anderson Consulting Surveyors Pty Ltd, Plan No 14583-DA1 dated 27 March 2008 and any supporting Statement of Environmental Effects or other studies submitted with the Development Application except where amended by any conditions below.

The Development Application has been:

Approved under the provision of Wingecarribee Local Environmental Plan 1989 and Development Control Plan No 41, subject to the conditions specified in this notice

The conditions of the consent and reasons for their imposition follow:

**GENERAL - DEVELOPMENT CONSENT CONDITIONS**

1. Compliance

Subdivision is to take place in accordance with the approved plans and documentation submitted with the application and subject to the conditions below, to ensure the subdivision is consistent with Council's consent.

Any subsequent changes to the approved plans should be clearly identified for Council's consideration. Council reserves the right to request an application for modification of this consent or a new development application in the event that significant changes to the approved plans are subsequently made.

2. Building Works

No building works or structural alterations are approved by this development application.

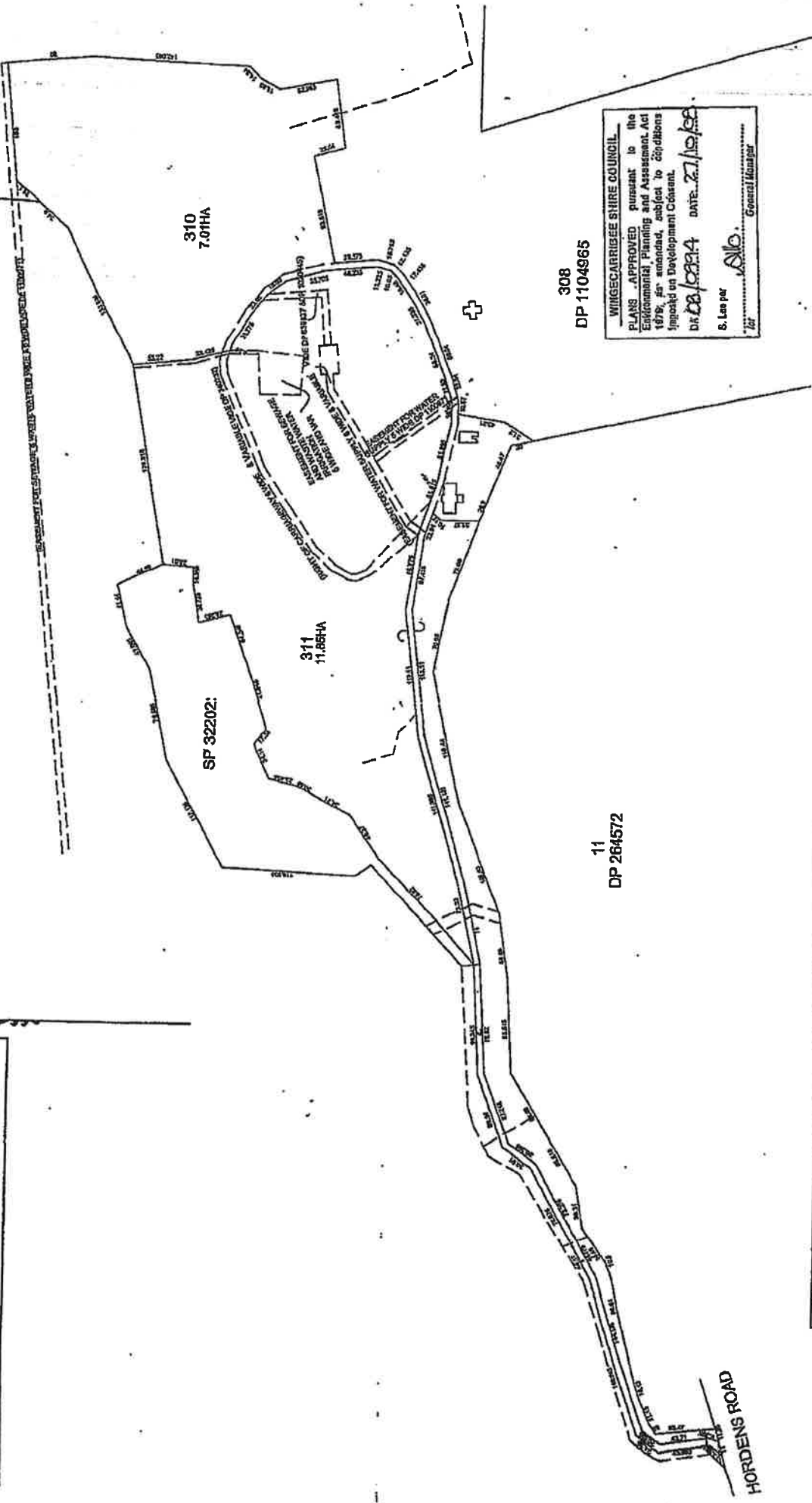
3. Subdivision Certificate

In accordance with Section 109J of the *Environmental Planning and Assessment Act 1979* an application for a Subdivision Certificate along with a Linen Plan suitable for lodgement with Land and Property Information NSW plus eight (8) copies and relevant other documentation, will be made on the completion of works and the relevant application fee paid. All works specified in Council's Development Consent and approved Construction Certificate plans must be completed and all Development Consent conditions complied with prior to making a Subdivision Certificate application.

4. Property Services Within Lots

All property services are to be located within the lots that they serve in accordance with Development Control Plan No 41. The developer is to provide to Council written confirmation of this **PRIOR TO RELEASE OF THE SUBDIVISION CERTIFICATE.**

**NOTES:**  
 THIS PLAN WAS PREPARED BY CAMPBELL & ANDERSON CONSULTING SURVEYORS PTY LTD. ACCORDING TO A DEVELOPMENT APPLICATION TO WINGECARRIBEE SHIRE COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. THE TOTAL AREA AND TOTAL NUMBER OF LOTS SHOWN HEREIN ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE RELEVANT LEGAL INSTRUMENTS AND ANY OTHER INSTRUMENTS WHICH MAY BE REGISTERED WITH THE RELEVANT LEGAL AUTHORITIES. THE INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION ON THE CURRENT CHS PROPOSED EMBANKMENT AND/OR SUBSTITUTIONS ON THE USE OF LAND, DAMAGE CAUSED TO THE ROAD AND OTHER UNDERGROUND SERVICES MAY BE CONTRAINDICATED UPON ANY OF THE LOTS, THIS BEING BEING AN INTEGRAL PART OF THIS PLAN.



WINGECARRIBEE SHIRE COUNCIL  
 PLANS APPROVED pursuant to the Environmental, Planning and Assessment Act 1979, as amended, subject to conditions imposed on Development Consent.  
 DIS 28/08/14 DATE 27/10/18  
 S. Lee per  
 General Manager

ISSUE	AMENDMENT	DATE
A	INITIAL ISSUE	9 JAN 08
DESIGNED: PB	ISSUE	
DRAWN: PB		
CHECKED: R.J.A.		
DRAWING No.		

TUJULO PTY LIMITED & DOBLER PROPERTIES PTY LTD  
 PROPOSED PLAN OF SUBDIVISION  
 LOT 308 DP 1104965 and LOT 307 DP 1040419  
 HORDENS ROAD, BOWRAL

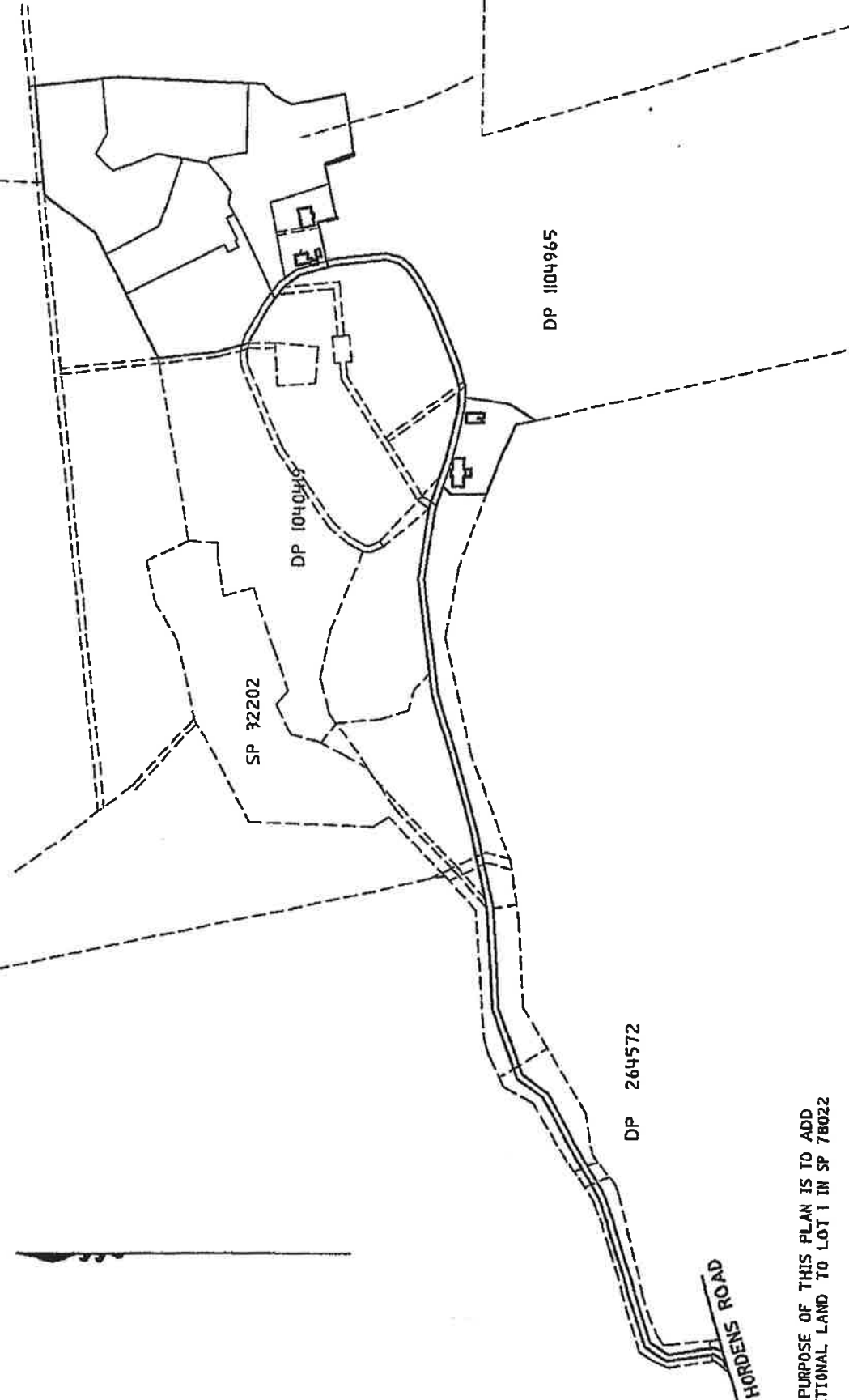


Campbell & Anderson  
 CONSULTING SURVEYORS Pty Ltd.  
 ACT 103 631 714  
 357 BONG BONG STREET, BOWRAL, N.S.W.  
 PHONE: (02) 4861 2467  
 (02) 4861 3534  
 FAX: (02) 4861 4975 EMAIL: admin@campbellanderson.com.au

SCALE	DATE
1:2500	27/10/18

14583-DA1

LOCATION PLAN



THE PURPOSE OF THIS PLAN IS TO ADD  
ADDITIONAL LAND TO LOT 1 IN SP 78022

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF A DA APPLICATION  
TO THE WINGECARRIBEE SHIRE COUNCIL AND IS NOT TO BE LODGED  
AT THE LAND TITLES OFFICE

Surveyor:

Surveyor's Ref:

Subdivision No:

Lengths are in metres. Reduction Ratio:

Registered

SP

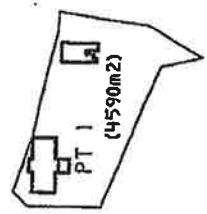
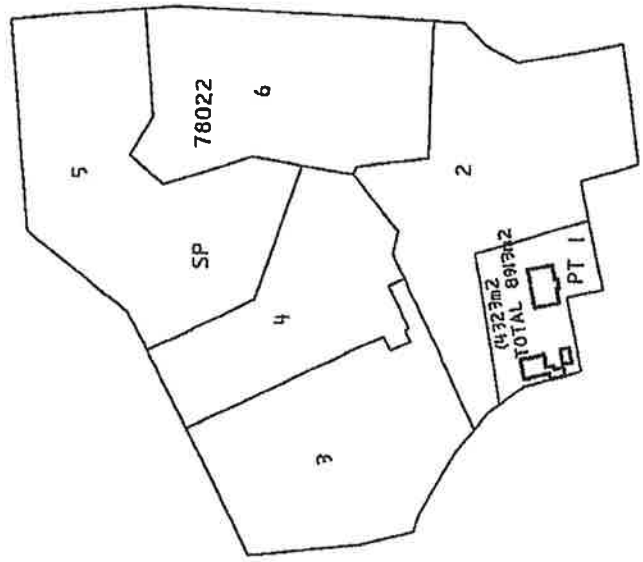




WARNING: UNREADING OR FOLLOWING WILL LEAD TO REJECTION

Shown of Streets

GROUND FLOOR



THE PURPOSE OF THIS PLAN IS TO ADD ADDITIONAL LAND TO LOT 1 IN SP 78022

THE WHOLE OF THE BUILDINGS INCLUDING WALLS FLOORS ROOF CEILINGS AND ANY OTHER CUBIC SPACE ERECTED UPON LOT 1 FORM PART OF THAT LOT AND ARE NOT COMMON PROPERTY

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF A DA APPLICATION TO THE WINGECARRIBEE SHIRE COUNCIL AND IS NOT TO BE LODGED AT THE LAND TITLES OFFICE

Surveyor: Registered  
 Surveyor's Ref:  
 Subdivision No: SP  
 Lengths are in metres. Reduction Ratio:

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
Table of mm														

**MILTON PARK TOURIST DEVELOPMENT**

**PRÉCIS OF SUPPORTING INFORMATION (PSI)**

# **Attachment 'C'**

**Extra Ordinary Local Planning Panel Meeting  
22 September - Attachments**

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**Page Removed Due to Legal  
Privilege**

**As per *Local Government Act 1993 Section 10a:***

2(g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege

**EXTRA ORDINARY  
LOCAL PLANNING PANEL MEETING**

**5.1 S8.2 Review of DA21/0257.01 for a  
Two (2) Lot Subdivision of Land at Part  
Lot 313 DP 1245164, No. 27 Kimberley  
Driver, Bowral**

# Wingecarribee Shire Council



REF:  
ENQUIRIES:  
YOUR REF:

COUNCIL CHAMBERS, ELIZABETH STREET  
MOSS VALE, N.S.W. 2577  
P.O. BOX 141, DX 4567, BERRIMA DISTRICT  
PHONE (042) 81 1238 TELEX 25738

Form 7 - Environmental Planning and Assessment Act, 1979  
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Philip Cox & Partners Pty Ltd  
2 McManus Street  
McMAHONS POINT NSW 2060

05/11/84

PLEASE QUOTE THE DEVELOPMENT APPLICATION NUMBER IN ALL CORRESPONDENCE  
AND UPON PAYMENT OF FEES, CHARGES & CONTRIBUTIONS

being the applicant in respect of Development Application No. 52/27/3162/84.

Pursuant to Section 92 of the Act notice is hereby given of the determination by the Council, as the consent authority, of the Development Application relating to the land described as follows:

LAND: Lots 12 & 13, DP 264572

STREET: Hordeans Rd

LOCALITY: Bowral

ASSESS NO: .05039

OWNER: West Kimberley Cattle Co P/L

Purpose of Development: Tourist Facilities, Hotel, Conference Centre and Associated Facilities, Restaurant/Conference Centre, Amphitheatre, Three (3) Residences for Proprietor/Management, Storage Facilities

The Development Application has been:

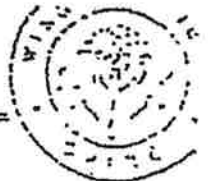
Approved in part, to permit the above developments as Stage I, subject to the conditions specified in this notice;

The conditions of the consent and reasons for their imposition follow:

1. No trees to be lopped, removed, damaged or destroyed without the prior written consent of Council. Failure to comply with this requirement will result in prosecution by Council - in accordance with the provisions of Sec 90(m) of the E P & A Act and Council's Tree Preservation Order.
2. Development to be in accordance with plans prepared by P Cox & Partners Pty Ltd as submitted in respect of this application other than Villa Units and Arts and Craft Centre, in accordance with the provisions of Sec 77 of the Environmental Planning & Assessment Act.
3. Car Parking areas are to be constructed to the satisfaction of the Chief Town Planner and Shire Engineer, in accordance with Sec 90(1) (1) of the E P & A Act.

cont/

Wingedara Shire Council



COUNCIL CHAMBERS 21-23 EIM STREET  
MORRISVALE, N.S.W. 2527  
P.O. BOX 147 DE JURE BEARRINA DISTRICT  
PHONE (040) 911054 TELEFAX 257006

AMENDED Council Meeting 18/11/85

Form 7 - Environmental Planning and Assessment Act, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Stage 2 - Villa  
44 Strata Unit

Philip Cox & Partners Pty Ltd  
2 Mohanus Street  
MOHANUS POINT NSW 2060

02/07/85

PLEASE QUOTE THE DEVELOPMENT APPLICATION NUMBER IN ALL CORRESPONDENCE  
AND UPON PAYMENT OF FEES, CHARGES & CONTRIBUTIONS

being the applicant in respect of Development Application No. 32/27/3182/84.

Pursuant to Section 92 of the Act notice is hereby given of the determination by the Council, as the consent authority, of the Development Application relating to the land described as follows:

LAND: Lots 12 & 13, OP 264572.

STREET: Horderns Rd

LOCALITY: Bowral

ASSESS NO: .05039

OWNER: West Kimberley Cattle Co P/L

Purpose of Development: Stage II of the Development - 44 Strata Title Villa Units and Arts & Craft Centre.

The Development Application has been:

Approved, subject to the conditions specified in this notice;

The conditions of the consent and reasons for their imposition follow:

- No trees to be lopped, removed, damaged or destroyed without the prior written consent of Council. Failure to comply with this requirement will result in prosecution by Council - in accordance with the provisions of Sec 90(m) of the E P & A Act and Council's Tree Preservation Order.
- Development to be in accordance with plans prepared by P Cox & Partners as submitted in respect of this application, in accordance with the provisions of Sec 77 of the E P & A Act.
- Contribution by the applicant of an amount of \$35,200 to be applied against the cost of acquisition of land for the purposes of public recreation and/or the improvement and embellishment of public reserves under the care, control and management of Council. This condition has been applied having regard to the provisions of Sec 94 of E P & A Act.

Payment of this contribution is to be made in accordance with Council's policy dated 18/6/84, namely:

AC cont/



TO: FILE 05039 D,  
FROM: CHIEF TOWN PLANNER  
DATE: 24 October 1989  
SUBJECT: MILTON PARK DEVELOPMENT APPLICATION  
FILE NO: DJM:PB

4

34
PREV. NO.
NEXT ...

Keith Barnes of Milton Park brought in amended second stage villa plans today.

The proposal is basically in accordance with the originally approved concept. While varying in precise layout it is considered to be in accordance with the original consent.

I have therefore indicated that it is only necessary to lodge a building application.

An amended development application or new development application is not required.

*DJM*

CHIEF TOWN PLANNER

copy DCTP.

# Vingecarribee Shire Council



UR REF:  
INQUIRIES:  
DUR REF:

## MEMORANDUM

COUNCIL CHAMBERS, ELIZABETH STREET  
MOSS VALE, N.S.W. 2577  
P.O. BOX 131 DX 4951 GERRIMA DISTRICT  
PHONE (0481) 58 1066 FAX: (0481) 58 0260  
TELEX 25708

**TO:** FILE / D5039 - D1  
**FROM:** CHIEF TOWN PLANNER  
**DATE:** 1 NOVEMBER 1989  
**SUBJECT:** MILTON PARK DEVELOPMENT APPLICATION  
**FILE NO:** 32/27/3182/84 - DJM:PB

5

I have advised Keith Barnes of Milton Park that subject to the lodgement of the Building Application for Stage II of the Villa Units that Council has no objection to the Bulk Excavation for the remaining villa Pads proceeding immediately while the excavation equipment is on-site shaping the Golf Course.

CHIEF TOWN PLANNER



Civic Centre, Elizabeth Street, Moss Vale, 2577  
P.O.Box 141, Moss Vale, 2577  
Email: wscmail@wsc.nsw.gov.au  
DX 4961, Bowral

Telephone: (02) 4868 0888  
Facsimile: (02) 4869 1203

ABN 49 546 344 354

Our Ref: PN1726940 - SL:AM  
Contact: Mr Scott Lee

5 July 2006

FAXED  
6/7/06  
10.55am

Mr John Dobler  
Milton Park  
Private Bag 1  
BOWRAL NSW 2576

Dear Sir

**DA32/27/3182/84 – Arts and Craft Centre and Manager's residence**

I refer to your undated letter, received by Council on 19 June 2006, in which you sought confirmation of the approved usage of two of the existing heritage buildings at Milton Park, being the Hay Loft and the Corner Cottage.

In relation to the Hay Loft, DA32/27/3182/24 allows for its use as the proposed Arts and Craft Centre.

In relation to the Corner Cottage, DA32/27/3182/84 allows for its use as one of the three (3) proposed residences for proprietor/management, the other two (2) being the Manager's Cottage and the Shearer's Cottage.

In light of the above, there is no requirement to lodge an application pursuant to Section 96 of the *Environmental Planning & Assessment Act 1979* to amend the existing consent for use of the above buildings as set out in your letter.

Please do not hesitate to contact either myself or Council's Planner, Graeme Hewat, if you require any further clarification.

Yours sincerely

Scott Lee  
Director, Environment and Planning



Civic Centre, Elizabeth Street, Moss Vale, 2577  
P.O. Box 141, Moss Vale, 2577  
Email: [wscmail@wsc.nsw.gov.au](mailto:wscmail@wsc.nsw.gov.au)  
DX 4961, Bowral

Telephone: (02) 4868 0888  
Facsimile: (02) 4869 1203

ABN 49 546 344 354

Our ref: GJH:SC PN 1047495  
Contact: Graeme Hewat

20 July 2007

Mr John Dobler  
Tujilo Pty Ltd  
Locked Bag 1  
BOWRAL NSW 2576

Dear John

Re: Enquiry - Strata Title Villa Units, Milton Park

I refer to the above and your intentions to proceed with construction of the remaining strata title villas at Milton Park.

As noted in your letter of 18 June 2007, Council in 1985 was able to finalise its assessment of the application for Forty Four (44) Strata Villas (20 have been completed) and an Arts and Craft Centre, on gazettal of Wingecaribbee Local Environmental Plan 1989 Amendment No 84 (17/05/85). Following gazettal of Amendment No 84, consent was granted for the Forty Four (44) Strata Title Villa Units and Arts and Craft Centre - 02/07/85 File No 32/27/3182/84.

In reviewing background to Amendment 84 and the operation of the first stage of the 44 Villas Council concurs that the Amendment and Consent enables the owner to construct and sell individual Villas. Further these Villas can be independently occupied by the owner or put into a management pool to provide tourist accommodation or to fulfill peak overflow demands for Milton Park Hotel.

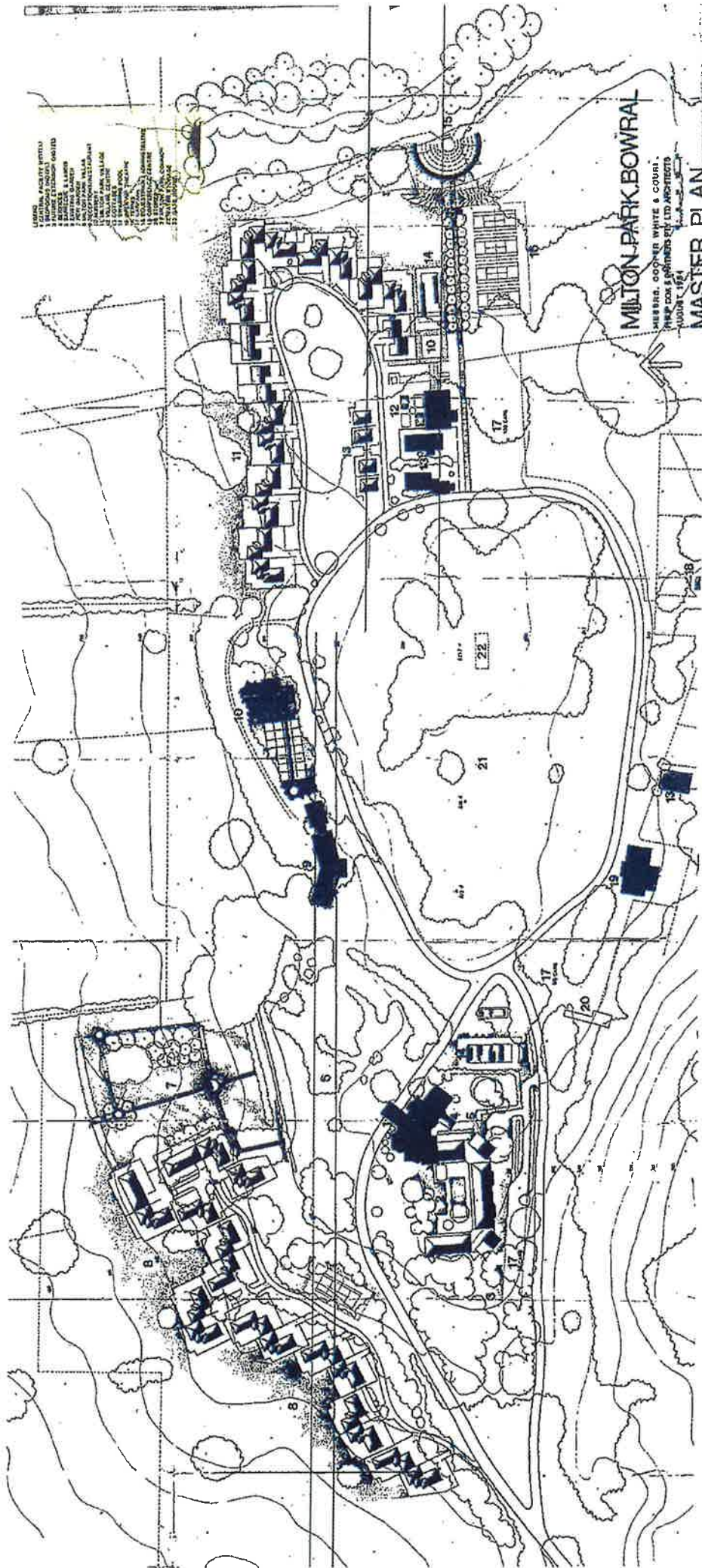
If any additional information is required regarding the above, please contact Mr Graeme Hewat at the Moss Vale Office during the hours of 8.30 am - 10.00 am on (02) 4868 0888 - Monday to Friday.

Yours sincerely

Graeme Hewat  
Town Planner

Wsc 306





- LEGEND
- 1. GOLFERS PARK HOTEL
  - 2. GOLFERS PARK HOTEL
  - 3. GOLFERS PARK HOTEL
  - 4. GOLFERS PARK HOTEL
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  - 21. GOLFERS PARK HOTEL
  - 22. GOLFERS PARK HOTEL

**MILTON PARK BOWRAL**  
 MESSRS. COOPER WHITE & COULTER  
 ARCHITECTS  
 100/111 ST. GEORGE'S ROAD  
 SYDNEY, N.S.W.

**MASTER PLAN**





**WINGECARRIBEE  
SHIRE COUNCIL**

Civic Centre, Elizabeth Street, Moss Vale, 2577  
P.O.Box 141, Moss Vale, 2577  
Email: [wscmail@wsc.nsw.gov.au](mailto:wscmail@wsc.nsw.gov.au)  
DX 4961, Bowral

Telephone: (02) 4868 0888  
Facsimile: (02) 4869 1203

ABN 49 546 344 354

TO: J Dobler  
Private Bag 1  
BOWRAL NSW 2576

DATE: 08 August 2003

**Form 4 Environmental Planning & Assessment Act 1979  
NOTICE TO APPLICANT OF DETERMINATION OF APPLICATION**  
(Pursuant to Section 81(1)(a) of the Act)

**COMBINED DEVELOPMENT CONSENT/CONSTRUCTION CERTIFICATE AND  
WATER PLUMBING, STORMWATER, SANITARY DRAINAGE, SOLID FUEL HEATER  
AND SEPTIC TANK APPROVAL**

LAND USE APPLICATION NUMBER: LUA03/0812

APPOINTMENT OF COUNCIL AS A PRINCIPAL CERTIFYING AUTHORITY

**AND:**

PROPERTY DESCRIPTION: Lot 304 DP 1040419  
PROPERTY ADDRESS: Horderns Road, Bowral  
CENSUS CODE: 157 ASSESSMENT NO: 0291032709

**DEVELOPMENT:**

Purpose of use/building: **Dwelling and Garage** - in accordance with plans prepared by King Design Architects, Plan No 03-964-DA-01-X dated May 2003 except where amended by any conditions below.

OWNER: Tujilo Pty Ltd  
BUILDER: To be advised  
LICENCE NO:

**CONSTRUCTION:**

FLOOR AREA: 373 m <sup>2</sup>	FLOOR: Concrete/Reinforced Concrete
VALUE: \$353000	WALLS: Brick Veneer
CLASS: Class 1a	ROOF: Tiles (Conc./Terracotta/Slate)

This document gives approval for the following:-

- **DEVELOPMENT CONSENT** subject to conditions (pursuant to Section 80 of the Environmental Planning & Assessment Act 1979).
- **CONSTRUCTION CERTIFICATE** (pursuant to Sections 109C and 81A of the Environmental Planning and Assessment Act, 1979)
- **STORMWATER DRAINAGE, SANITARY DRAINAGE, WATER PLUMBING AND SOLID FUEL HEATER** subject to conditions (pursuant to Section 68 of the Local Government Act 1993 and Section 78A(5) of the Environmental Planning and Assessment Act 1979).
- **SEPTIC TANK** (Waste Treatment Device) installation approval (subject to conditions attached) (pursuant to Section 68 of the Local Government Act 1993 and Section 78A (5) of the Environmental Planning and Assessment Act 1979).
- **NOTICE OF COUNCIL'S ACCEPTANCE OF APPOINTMENT** as principal certifying authority (pursuant to Section 109E of the Environmental Planning and Assessment Act 1979).

01 October 2020



TUJILO PTY LIMITED  
PRIVATE BAG 1  
BOWRAL NSW 2576

WINGECARRIBEE SHIRE COUNCIL  
100 WINGECARRIBEE DRIVE  
BOWRAL NSW 2576  
02 4348 0882  
www.wingecarribee.nsw.gov.au

## NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*

<b>APPLICATION NO:</b>	21/0258
<b>APPLICANT:</b>	TUJILO PTY LIMITED
<b>OWNER:</b>	TUJILO PTY LIMITED
<b>PROPERTY DESCRIPTION:</b>	Part Lot 313 DP 1245164
<b>PROPERTY ADDRESS:</b>	27 KIMBERLEY DRIVE BOWRAL NSW 2576
<b>PROPOSED DEVELOPMENT:</b>	Continued Use of Two (2) Conservatories
<b>DETERMINATION:</b>	Approval subject to conditions
<b>CONSENT TO OPERATE FROM:</b>	01 October 2020
<b>CONSENT TO LAPSE ON:</b>	01 October 2025

### Rights of Appeal

Pursuant to Section 8.7 of the *Environmental Planning and Assessment Act 1979*, an applicant for development consent who is dissatisfied with the determination of the application by Council authority may appeal to the Court against the determination. Pursuant to Section 8.10, an appeal may be made only within 12 months after the date the decision appealed against is notified.

### Review of Determination

You have the right to request a review of determination under section 8.2 of the *Environmental Planning and Assessment Act 1979*, subject to the provisions of Division 8.2 Reviews.

Peter Day  
Manager Certification & Compliance

1 October 2020  
Date of Determination

*Working with you*

---

**SCHEDULE 1 CONDITIONS OF DEVELOPMENT CONSENT**


---

**ADMINISTRATION CONDITIONS****1. Development Description**

Development consent has been granted in accordance with this notice of determination for the purposes of the continued use of two (2) conservatories. Conservatory 1 is identified on the approved plan as "Summer House" and Conservatory 2 is identified on the approved plan as "Lake House".

**2. Development in Accordance with Plans and Documents**

The development shall be implemented in accordance with the approved plans and supporting documents set out in the following table except where modified by any conditions of development consent.

Plan Title / Supporting Document	Reference / Version	Prepared By	Dated
Architectural Plans - Site Plan & Elevation Plans	03-964-DA-01, Sheet 1/3	-	Illegible

**Reason:** *To ensure the development is carried out in accordance with the approved plans and documentation.*

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE BUILDING INFORMATION CERTIFICATE****3. Building Information Certificate**

A Building Information Certificate shall be issued by Wingecarribee Shire Council in respect the dwelling house development subject to this development consent. The application shall be submitted to Council within 90 days of the date of this development consent.

The application for the Building Information Certificate shall accompanied by the following documentation:

- a) Engineer's certification of the structural adequacy and integrity of the buildings subject to this development consent.

The certification shall be prepared by a qualified chartered professional practicing consulting structural engineer. The certificate from the engineer must be include certification that the development fully complies with appropriate SAA Codes and Standards and the Building Code of Australia requirements.

**Reason:** *To regularise retrospective building work.*

**CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE OF THE DEVELOPMENT**

**4. Stormwater Drainage**

Roofwater shall be diverted away from the building and appropriately managed to prevent a nuisance occurring.

**5. Outbuildings Use**

The structure shall not be used at any time for habitable, industrial or commercial purposes, or used for the storage of goods associated with industrial or commercial undertakings.

*Reason: To ensure compliance with Council planning legislation.*

**6. Detached Building**

The detached building shall be used in conjunction with the approved dwelling and shall not be separately let or occupied. No bathroom, cooking or laundry facilities shall be installed without the prior consent of Council.

*Reason: To ensure compliance with Council's Local Environmental Plan and Planning legislation.*

**7. Amenity**

The approved use on the site shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood by reason of noise, smoke, smell, vibration, gases, vapours, dust, particulate matter or other impurities from the premises.

*Reason: To ensure that the amenity of neighbouring properties is not compromised.*

**END OF CONDITIONS**







*Milton Park*  
COUNTRY HOUSE HOTEL & SPA

29<sup>th</sup> January, 2011

**Mr Graeme Hewat**  
Senior Town Planner  
Wingecarribee Shire Council  
P.O. Box 141  
Moss Vale NSW 2577

Dear Mr Hewat,

**RE: Application Pursuant to Section 96(2) of the EP&A Act, to modify WSC  
Development Consent No 32/27/3182/84 Stage 2: Outstanding Works**

**OVERVIEW OF APPLICATION**

This application is for the modification of the outstanding 24 Strata Titled Villa Units & Ancillary Works the subject of Council's Development Consent No 32/27/3182/84.

The outstanding Development Works are referred to herein as Phase II of Stage 2 of the Works.

**A copy of the Development Consent is Annexure 'A' Hereto.**

The documents the subject of this Application include the following:

- 1) This letter & its Annexures 'A' to 'O'.
- 2) The Formal Application (Executed by two Directors of Tujilo Pty Limited).
- 3) King Design's covering letter &;
  - Design Report
  - Statement of Environmental Effects &
  - Colour Scheme
- 4) King Design Drawing No's A01 to A58 inclusive, dated January, 2011.
- 5) Reduced Copies of King Design Drawings.

## THE DEVELOPMENT SITE

The land on which this proposed development is to be carried out comprises Lot 304 in DP 1040419, Lot 309 in DP 1104965 / SP 78022 & Part of Lot 307 in DP 1040419.

These Lots were originally Part of Lots 12 & 13 in DP 264572 which is the Land the subject of the original Development Consent.

A copy of DP 264572 is Annexure 'B' hereto.

Council has recently approved the reconsolidation of Lots 304, 309/SP 78022 & Part of Lot 307. Refer: DA LUA 10/0462.

The new (consolidated) Lot will, subject to Council's Approval of this Application, be the subject Land in the Application for Approval of 8 Strata Development Sites which will finally accommodate 25 Strata Titled Lots. These Applications will be made pursuant to Amendment 55 of the Wingecarribee LEP & Development Consent No 32/27/3182/84 Stage 2.

A Copy of LUA 10/0462 is Annexure 'C' hereto.

## SCOPE OF COMPLETED WORKS

The scope of the completed development / works the subject of Development Consent No 32/27/3182/84 Stage 2 includes the following:

- 20 Strata Titled Villa Units & Ancillary Works. IE Phase I of Stage 2. Completed 1987. Now SP 32202.

And in connection with Phase II of Stage 2:

- A 4/5 Bedroom Demonstration Villa & Associated Works. Note: To be Strata Titled as one (1) of the 24 Approved (outstanding) Villa Units. The Development Consent for the Demonstration Villa is LUA 03/0182 Assessment No. 0291032709.
- SCA/WSC Approved Aerated Waste Water Treatment System. Refer: SCA letter dated 27.10.2008, Director of Technical Services Report Dated 14.5.2008 & DA 08/0154.
- Reservoir for Water Supply having a capacity of 500,000Ltrs including 288,000Ltrs Dedicated Fire Service Supply.

- Reticulation Water & Gas Services to the site.
- Diesel Stand-by Fire Pump & Electric Dual Pressure Pumps complying with AS 2419.1
- Incoming HV & LV Electrical Mains, 200kva & 63kva Transformers & Sub-stations.
- Irrigation Pond, for watering of lawns & Gardens, having a capacity of 1,000,000Ltrs.
- Arts & Crafts Centre, incorporating the following circa 1910 restored buildings:  
Carriage House, Hay Loft & 2 Managers Cottages. Refer to Councils correspondence dated 05.07.2006.

A Copy of LUA 03/0812 is Annexure 'D' hereto.

A Copy of the SCA's letter dated 27.03.2008 is Annexure 'E' hereto.

A Copy of the Director of Technical Services Report dated 14.05.2008 is Annexure 'F' hereto.

A Copy of DA 08/0154 is Annexure 'G' hereto.

A Copy of Councils correspondence dated 05.07.2006 is Annexure 'H' hereto.

#### SCOPE OF PROPOSED WORKS

The scope of the proposed development / works the subject of Development Consent No 32/27/3182/84 (Phase II) Stage 2 includes the following:

- The erection & completion of Twelve (12) Two Storey Strata Titled Holiday Villa's.
- The erection & completion of Eleven (11) Single Storey Strata Titled Tourist Villa's.
- The erection & completion of an Indoor Pool, Gymnasium, Sauna, Steam Room & Spa, Tennis Courts & Tennis Pavilion, Gardeners Shed, Waste Enclosure, Roadworks, Parking, Landscaping, Site Embellishments, Fencing & Gates.

A Copy of Councils (Mr G. Hewats) letter dated 20<sup>th</sup> July, 2007 (which may assist in clarifying the intent of the Development Consent & LEP Amendment No. 55) is Annexure 'J' hereto.

### **SEPARATE APPLICATION(S)**

The following development proposal(s), shown on the Master Plan: Drawing 1 hereto, will be the subject of a separate S96(2) Application in the near future.

1. The Equestrian Centre Building shown at the Eastern End of the Proposed SP Lot 3.
2. The guest Wing & In-ground pool shown on Lot 2.
3. The guest Wing shown on Lot 4.
4. The Conference Centre Building adjacent to the Proposed Pool House.

The Proposed S96(2) Application will seek to modify Development Consent No D5039 D1 & D2 – 575/89.

A Copy of Development Consent No D5039 D1 & D2 – 575/89 is Annexure 'K' hereto.

Copies of the Report of the Director of Environment & Planning dated 14<sup>th</sup> May, 1997 & Councils letter dated 28<sup>th</sup> October, 2010, both concerning the said Development Consent, are Annexures 'L' & 'M' hereto.

### **CONSTRUCTION CERTIFICATE**

The existing Construction Certificate LUA 05/1320 – Assessment No. 0291032709 (issued in relation to Development Consent No. 32/27/3182/84), is Annexure 'N' & is enclosed for the convenience of Councils Assessment officer.

### **BASIX CERTIFICATE**

The Development Consent the subject of this (S96) Application predates the NSW Department of planning requirements such that a BASIX Certificate has not been provided. However, the 23 Villa's will be designed to satisfy BASIX performance standards & will incorporate features such as recycled water, wastewater irrigation of lawns & gardens, AAA Rated Taps & Showerheads, Heat Pumps, Gas Space Heating, Inverter System Air Conditioning, Thermal Insulation to Rooves, Ceilings & External Walls, Possible Double Glazing, Ventilation of Roof Space Etc.



## NEIGHBOURHOOD CONSULTATION

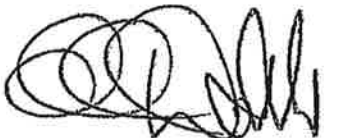
The Directors of Tujilo Pty Limited & Dobler Properties Pty Limited, the Owners of The Milton Park Estate, wish Council to be aware that Milton Park's neighbours, & in particular the nearby SP 32202 – 20 Villa Owners in the Milton Park Village I, are familiar with the scope & nature of the proposed development having been provided with all relevant information including the Site Plans & Building Elevations, prior to attending a Presentation / Information Session at Milton Park on 20<sup>th</sup> December, 2010.

At the meeting, all 24 attendee's were invited to provide in writing any concerns or objections they may have in relation to the proposed development. Today, seven (7) weeks on, no objections have been received.

A Copy of our Correspondence to neighbours / adjoining Owners is Annexure 'O' hereto.


We take this opportunity to thank Councils Officers Messrs Lee, Pawlak & Hewat for the considerable support & assistance they have provided to the writers over many months in connection with this exciting, albeit complex, tourism project.

Yours faithfully,  
Tujilo Pty Ltd



Mark Dobler  
Director

Yours faithfully,  
Dobler Properties Pty Ltd



John Dobler  
Director

COPY

13 October 2019

Tyco Pty Ltd  
Private Bag 1  
BCR, RSL, NSW, 2313

Dear Sir/Madam

Application No: LUA11/0569  
Property: S/P 78022 - Horderna Road Bowral  
Proposal: Section 96 Modification to DA32/27/3182/84

I refer to the above and following Council's Meeting of 26 October 2019. I am pleased to enclose Council's modified consent:

In declaring its modified consent Council has relied on Development Application DA32/27/3182/84. The changes made to that are:

- Inserting references to the plans used in the modification
- Modifying Condition No 12 to reflect the requirements of the Snowy Catchment Authority
- Inserting a Compliance Certificate condition to reflect Council's current Waste, Supply requirements. This condition follows from Condition No 6a

Council also draws your attention to Condition No 6 and seeks your advice as to how you wish to address this condition.

If any additional information is required regarding the above please contact Graeme Hewar at the Moss Vale Office during the hours of 9:30 am - 10:00 am on 02-4666-9866 - Monday to Friday

Yours sincerely

Graeme Hewar  
Town Planner  
Environmental Assessment Branch

© Councils - All rights reserved. Council Consent

COPY

3.4.3.

Environmental Planning and Assessment Act, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A MODIFICATION TO DEVELOPMENT CONSENT

TO Tujilo Pty Ltd  
Private Bag 1  
BOWRAL NSW 2576

MODIFIED DATE 27 October 2011

PLEASE QUOTE THE DEVELOPMENT APPLICATION NUMBER IN ALL CORRESPONDENCE AND  
UPON PAYMENT OF FEES, CHARGES & CONTRIBUTIONS

Being the applicant in respect of Development Application No LGA11/0069 to modify, Development  
Consent DA32/27 3182/84 dated 02/07/05

Pursuant to Sections 80 (1) (a) and 96 (2) of the *Environmental Planning & Assessment Act 1979* notice  
is hereby given of the determination by the Council as the consent authority of the modification  
application to modify the development consent relating to the land described as follows -

PROPERTY:	S P 78022 - Horderns Road Bowral		
ASSESS NO.	0291332709	BUILDING CLASSIFICATION:	
OWNER:	Tujilo Pty Ltd		

Purpose of Development **Section 96 Modification for Twenty (20) Villas** - in accordance with plans  
prepared by

- King Design Job No 10-1372-DA 01
- Sheets 1 & 3 Issue F dated 12/4/11
- Sheet 3 Issue B dated 26/01/11
- Sheet 7 Issue A dated 14/01/11
- Sheets 8 - 10 Issue B dated 26/01/11
- Sheets 15 & 16 Issue B dated 26/01/11
- Sheets 17 - 26 Issue A dated 14/01/11
- Sheets 32 - 56 Issue A dated 14/01/11
- Sheets 57 & 58 Issue A dated 26/01/11

and any supporting Statement of Environmental Effects or other studies submitted with the Development  
Application except where amended by any conditions below

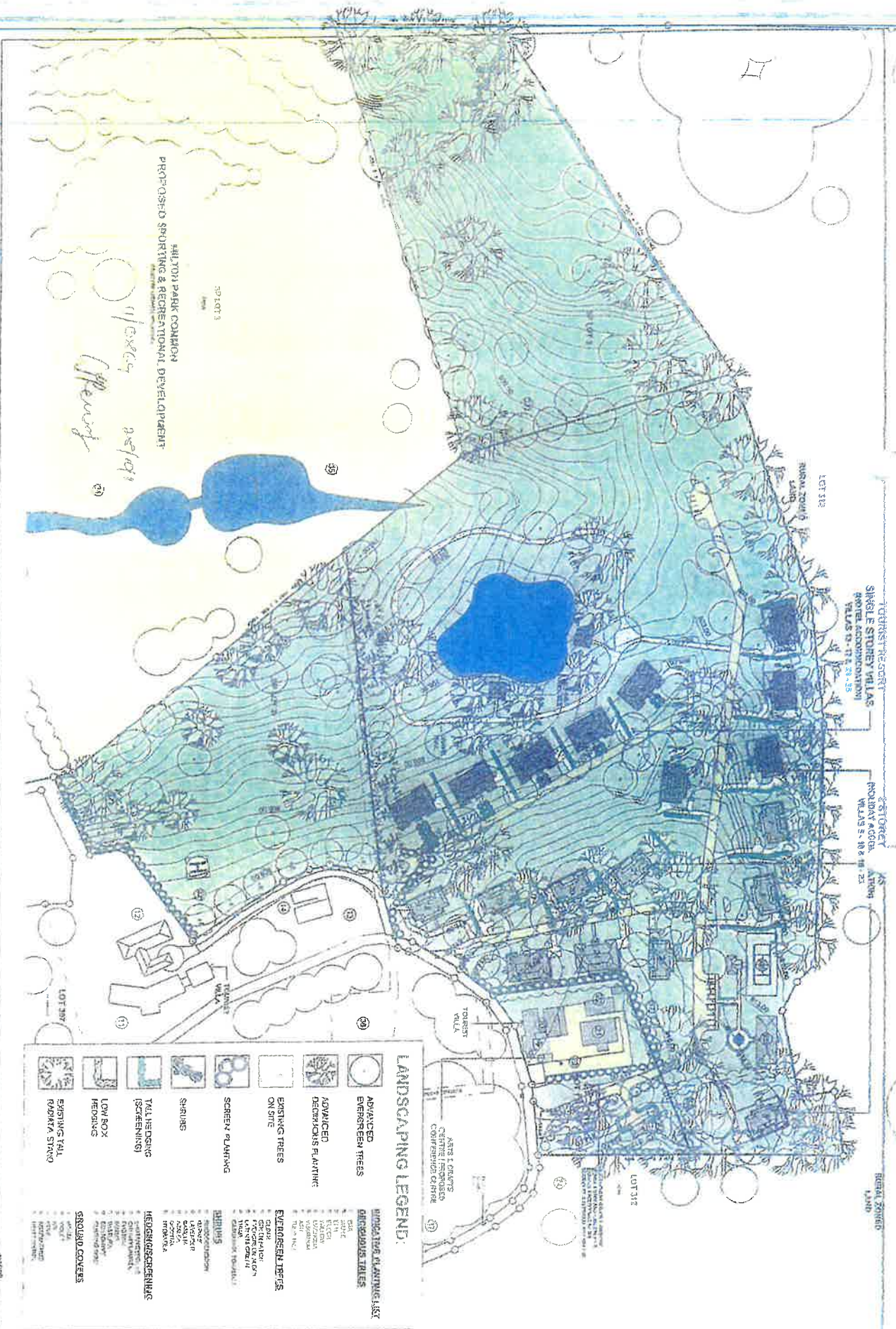
The application to modify the development consent has been

Approved under the provision of Wingecarribee Local Environmental Plan 2010 subject to the  
conditions specified in this notice

The conditions of the consent and reasons for their imposition follow







PROPOSED SPORTING & RECREATIONAL DEVELOPMENT  
 20 LOTS

*11/06/04*  
*12/1/04*  
*1/2/05*

TOWNST REGENCY  
 SHELLE STONEY VILLAS  
 PROPOSED ACCOMMODATION  
 VILLAS S. 17 & 21-25

STONEY  
 PROPOSED ACCOMMODATION  
 VILLAS S. 18 & 19-23

REGAL PARK  
 12/00

**LANDSCAPING LEGEND:**

- |  |                              |  |                           |
|--|------------------------------|--|---------------------------|
|  | ADVANCED EVERGREEN TREES     |  | RINGED TREE PLANTING LIST |
|  | ADVANCED DECIDUOUS PLANTING  |  | RINGED GRASSES            |
|  | EXISTING TREES ON SITE       |  | RINGED SHRUBS             |
|  | SCREEN PLANTING              |  | RINGED GROUNDCOVERS       |
|  | SHRUBS                       |  | RINGED ISLAND COVERS      |
|  | TALL NATIVE SCREENING        |  |                           |
|  | LOW BOX HEDGING              |  |                           |
|  | EXISTING TALL RODINIA STRIPS |  |                           |

PROPOSED SPORTING & RECREATIONAL DEVELOPMENT  
 20 LOTS

**King Design**  
 building designers

DATE: 11/06/04  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SCALE: 1:500

PROJECT: PROPOSED SPORTING & RECREATIONAL DEVELOPMENT  
 20 LOTS

DATE: 11/06/04  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SCALE: 1:500

10-1372-DA-01-1



**MILTON PARK TOURIST DEVELOPMENT**  
**PRÉCIS OF SUPPORTING INFORMATION (PSI)**

**Attachment 'D'**



**AGENDA FOR THE ORDINARY MEETING OF COUNCIL**  
 held in the Council Chamber, Civic Centre, Elizabeth Street,  
 Moss Vale on Wednesday, 13 July 2011

**'D'**

**REPORT OF DIRECTOR ENVIRONMENT & PLANNING**

**FAX RECEIVED**

DATE 27/3/08 TIME 11:00 SYDNEY CATCHMENT AUTH

ACTION OFFICER \_\_\_\_\_

RECORDS \_\_\_\_\_

27 March 2008 *jk*

PO Box 323 Parrish NSW 2761  
 Level 2, 311 High Street  
**ATTACHMENT 10** x 02 4732 3666  
 info@sc.nsw.gov.au  
 www.sca.nsw.gov.au

Our Reference: 08096  
 Your Reference: 08/0154

The Director Environment and Planning  
 Wingecarribee Shire Council  
 DX 4961  
 BOWRAL

WINGECARRIBEE SHIRE COUNCIL

Classification: MAILING 11/2/08

Doc. No. 08/0154

File No. \_\_\_\_\_

27 MAR 2008

OFFICER: R \_\_\_\_\_

*P. Malloy*

Attention: Peter Malloy

Dear Sir

**Subject: Drinking Water Catchments Regional Environmental Plan No 1**  
**DA No 08/0154 - Lot 307 DP 1040419 - Milton Park Country House Hotel,**  
**Korderns Road, Bowral**

I refer to your letter received 28 February 2008 requesting the concurrence of the Chief Executive under Clause 28 of the Drinking Water Catchments Regional Environmental Plan No1 (REP) with a proposal for additions to an existing facility consisting of 32 guest rooms, a function room with toilet facilities and car parking.

The subject property, which has been inspected by Authority staff, is located within the Warragamba catchment which forms part of Sydney's water supply.

The following documents have been considered in the assessment of the application:

- the Site Plan for proposed additions to Milton Park prepared by Building Design Consultants (dated 28 December 2007),
- the Plan showing location of dams, weirs and tanks prepared by Campbell and Anderson Pty Ltd (No date),
- a wastewater report and additional information prepared by Kelair Pumps Australia Pty Ltd (dated 11 February 2008), and
- the Statement of Environmental Effects, Water Cycle Management Plan and additional information to clarify stormwater and wastewater management provided by Mark Dabler from Dabler Properties Pty Ltd (undated).

It is noted that the Milton Park has an existing purpose built aerated wastewater treatment system with a design wastewater loading of 80 kilolitres per day. The current average wastewater loading from the existing development is 40 kL/day with a peak loading of 63 kL/day, averaged over continuous period of 38 days during October-November 2007. Given that the existing development consists of a 50-room country house, a convention centre, twenty 2-5 bedrooms villas, two 3-bedroom cottages and the proposed additions include 32 new rooms for the country house and a function centre, the Authority considers that the total wastewater loading generated will be within the existing design capacity of the wastewater treatment system. However, any further additions to the development, in particular the construction of 24 houses for which development approval has already been

ADN 26/04/08 48



**AGENDA FOR THE ORDINARY MEETING OF COUNCIL**  
held in the Council Chamber, Civic Centre, Elizabeth Street,  
Moss Vale on Wednesday, 13 July 2011

**REPORT OF DIRECTOR ENVIRONMENT & PLANNING**

provided, must consider the actual average and peak wastewater loading generated from the development at that stage. The Authority understands (as informed by Mark Dobler on 19 and 26 March 2008) that the construction of 24 houses would take place after the proposed additions to the country house that are part of this development application. The design capacity of the wastewater treatment system will be increased to a minimum of 100 kL/day prior to the construction of proposed development of 24 houses which is anticipated to happen in 5 years time.

It is noted that the provided wastewater effluent quality data, in particular the concentration of total nitrogen and phosphorus are not representative of the effluent quality that the existing wastewater treatment system can produce. The values which appear to be 10 times less than expected are almost certainly diluted by other inflows. The Authority has discussed this issue with Mark Dobler (6 and 19 March 2008) and it was agreed that future effluent quality monitoring needs to be undertaken at specific points in the treatment train namely at the digesters, maturation pond and irrigation pond.

The Authority's staff also noted during a site inspection that cattle were directly accessing the irrigation pond, leading to the potential for pathogens and nutrients to be added to the pond as a result of excrement, erosion and the stirring up of sediments. Given this water is used for irrigation of the Milton Park gardens, these pathogens and nutrients have the potential to cause health or environmental water quality problems.

Mark Dobler in discussions with the Authority has agreed to address these matters, which are reflected in the conditions below.

The Chief Executive would concur with Council consenting to the application subject to the following conditions being imposed:

**General**

1. The site layout and associated works are to be as shown on the proposed the Site Plan for proposed additions to Milton Park prepared by Building Design Consultants (Drawing No. 307/1, dated 28 December 2007) and as specified in the application documents. Any revised layout or works are to be agreed to by the Sydney Catchment Authority;

*Reason for Condition 1 - The Sydney Catchment Authority has based its assessment under the Drinking Water Catchments Regional Environmental Plan on this version of the development;*

**Wastewater Management**

2. The design capacity of the wastewater treatment system must be increased to a minimum of 100 kilolitres per day prior to the construction of proposed development of 24 houses for which development approval has already been provided;
3. The alterations to the existing wastewater treatment system are to be undertaken in accordance with recommendations of a report prepared by Kelair Pumps Australia Pty Ltd (dated 11 February 2008) before the construction of proposed additional 32 rooms to the country house;
4. All wastewater generated from the additional guest rooms and function room is to be directed to the existing wastewater treatment system and the effluent is to be disposed



**AGENDA FOR THE ORDINARY MEETING OF COUNCIL**  
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**REPORT OF DIRECTOR ENVIRONMENT & PLANNING**

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of onto defined irrigation areas as shown on the Plan showing location of dams, weirs and tanks prepared by Campbell and Anderson Pty Ltd (undated);

5. The irrigation dam is to be fenced-off with a permanent stock-proof fence, and livestock are to be excluded from this fenced-off area at all times;
6. Flow and water quality monitoring of the wastewater treatment system including digesters, maturation ponds and irrigation dam is to be undertaken as outlined in Conditions 3 & 4 of Council's Prevention Notice (dated 5 July 2002). The results of the monitoring program are to be provided to the Sydney Catchment Authority annually, with the Authority to review the results after three years to determine the need for further reporting;

*Reason for Conditions 2 to 6 – To ensure that the on-site wastewater management and effluent disposal system will have a sustainable neutral or beneficial effect on water quality over the long term;*

**Stormwater Management**

7. All stormwater management measures as specified in the Statement of Environmental Effects provided by Mark Dobler from Dobler Properties Pty Ltd (undated) are to be implemented, in particular as elaborated in the conditions below. Any revision to these stormwater management measures is to be agreed to by the Sydney Catchment Authority;
8. All runoff from the extension to the country house and associated car park area is to be directed to an existing stormwater detention basin via a gross pollutant trap (Enviropod or equivalent) and stormwater drainage system;
9. Runoff from the other new car park areas is to be directed to existing absorption trenches;
10. The stormwater structures are to be inspected, cleaned and maintained as per manufacturer's specifications and best practice;

*Reason for Conditions 7 to 10 - To ensure appropriate stormwater treatment and quality control measures are in place so as to have a sustainable neutral or beneficial impact on water quality over the longer term;*

**Construction Activities**

11. An Erosion & Sediment Control Plan (ESCP) is required for all works proposed for the development. It is to be prepared by a person with knowledge and experience in the preparation of such plans and is to meet the requirements outlined in Chapter 2 of the NSW Landcom's Soils and Construction : *Managing Urban Stormwater (2004) manual - the "Blue Book"*. The ESCP is to be to the satisfaction of Council;
12. Effective erosion and sediment controls are to be installed prior to any construction activity including earthworks for the building. The controls must prevent sediment entering drainage depressions and watercourses, and are to be regularly maintained and retained until works have been completed and groundcover established;



**AGENDA FOR THE ORDINARY MEETING OF COUNCIL**  
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*Reason for Conditions 11 and 12 – To manage adverse environmental and water quality impacts during the construction stage of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.*

Under Clause 28 of the REP, Council must provide the Authority with a copy of its determination of the application within 10 days after the determination is made. Once determined, this application should also be included in the quarterly report as required by Clause 29 of the REP.

If you wish to discuss this matter further please contact Girja Sharma on 4725 2145.

Yours sincerely

Malcolm Hughes  
A/Manager Statutory Planning



SIGNATURE AND SEALS ONLY.

1. TORRENS  
2. EASEMENTS  
3. PARISH  
4. D.P. 74-0232

*[Handwritten signature]*  
I certify that the above is a true and correct copy of the original as filed in the office of the Registrar of Deeds.

The Registrar of Deeds  
of the Province of Ontario  
has examined the above  
and is satisfied that it  
is a true and correct copy  
of the original as filed  
in the office of the  
Registrar of Deeds.

*[Handwritten signature]*  
I certify that the above is a true and correct copy of the original as filed in the office of the Registrar of Deeds.

The Registrar of Deeds  
of the Province of Ontario  
has examined the above  
and is satisfied that it  
is a true and correct copy  
of the original as filed  
in the office of the  
Registrar of Deeds.

Crown Lands Office Approval

PLAN APPROVED  
LAWYER  
PAPER NO.  
FILE NO.

Council Clerk's Certificate

Having examined the above  
and being satisfied that it  
is a true and correct copy  
of the original as filed  
in the office of the  
Registrar of Deeds,  
I hereby certify that the  
above is a true and correct  
copy of the original as  
filed in the office of the  
Registrar of Deeds.

SUPPLY'S REFERENCE: 8701/B

Plan Drawing only to appear in this space

639837

OFFICE USE ONLY

D.P. 639837

Registered: *[Signature]* d 10-9-1987

C.A. TORRENS

Title System: TORRENS

Purpose: EASEMENTS

Ref. Map: PARISH

Last Plan: D.P. 244-572

PLAN OF EASEMENTS WITHIN  
LOTS 1, 2 & 3 D.P. 74-0232

Lengths are in meters. Reduction Ratio: 1:2000

Map Sheet: WINGECARRIBEE  
City

Locality: BOWRAL

Parish: MITTAGONG

County: CAMDEN

This is sheet 7 of my plan in  
(insert if appropriate).

ROBERT JAMES ANDERSON  
of 377, BOWRAL, COUNTY OF MITTAGONG,  
a "single registered" under the Statutory Act, 1988, as  
amended, hereby certifies that the survey represented on this  
plan is a true and correct copy of the original as filed in the  
office of the Registrar of Deeds, and that the same is a true and  
correct copy of the original as filed in the office of the  
Registrar of Deeds, and that the same is a true and correct  
copy of the original as filed in the office of the Registrar of  
Deeds, and that the same is a true and correct copy of the  
original as filed in the office of the Registrar of Deeds.

DATE: OCTOBER, 1988.

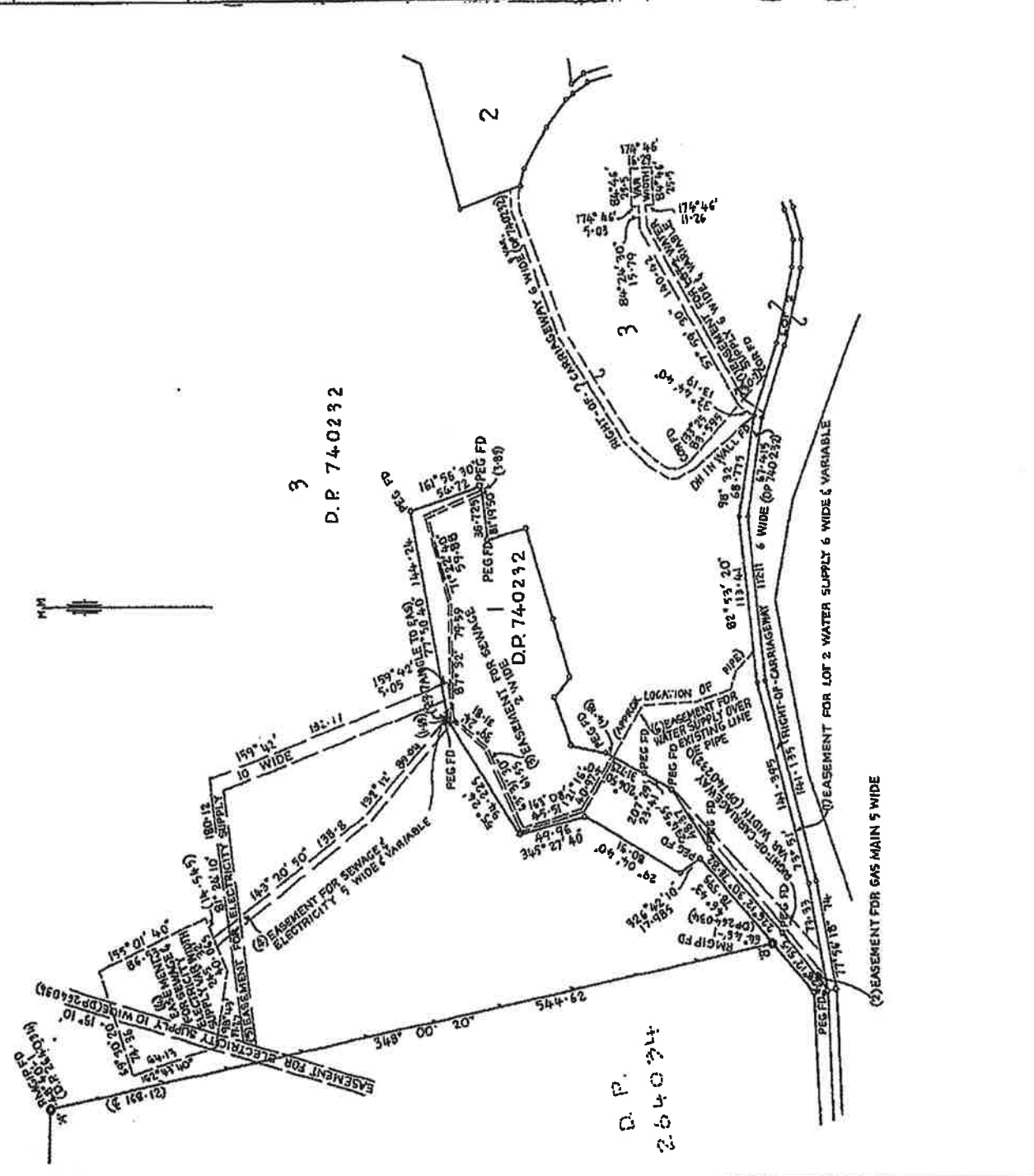
Signature: *[Signature]*  
Name: R. J. Anderson  
Address: 377 BOWRAL, N.S.W.

Planned in preparation of survey/completion.  
D.P. 74-0232

PANEL FOR USE ONLY for statements of  
intention to dedicate public roads or to change  
public reserves, drainage reserves, easements or  
restrictions as to use.

PURSUANT TO SEC 88B OF THE  
CONVEYANCE ACT, 1919, AS  
AMENDED, IT IS INTENDED TO  
CREATE:

- EASEMENT FOR WATER SUPPLY  
6 WIDE & VARIABLE
- EASEMENT FOR GAS MAIN 5 WIDE
- EASEMENT FOR SEWAGE 2 WIDE
- EASEMENT FOR SEWAGE 4 WIDE
- EASEMENT FOR SEWAGE 5 WIDE &  
VARIABLE
- EASEMENT FOR ELECTRICITY  
SUPPLY 10 WIDE
- EASEMENT FOR WATER SUPPLY  
OVER EXISTING LINE OF PIPE



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 1 of 12 Sheets)

Plan: DP 639837

PART 1

Plan of Easements within Lots 1, 2 and 3  
NP 780222

Full name and address of  
proprietor of the land:

Astradow Pty Limited and Gocardo Pty Limited  
both of "Milton Park", Mordena Road, Bowral

1. Identity of easement  
firstly referred to in  
the abovementioned Plan: Easement for Water Supply 6 wide and variable.

Schedule of Lots, etc. affected

Lots Burdened

Lots benefited

2 & 3

1, 2 and 3

2. Identity of easement  
secondly referred to in  
the abovementioned Plan: Easement for Gas Main 5 wide.

Schedule of Lots, etc. affected

Lots Burdened

Lots benefited

3

1

3. Identity of easement  
thirdly referred to in  
the abovementioned Plan: Easement for Sewage 2 wide.

Schedule of Lots, etc. affected

Lots Burdened

Lots benefited

1

2 and 3

THE COMMON SEAL of ASTRADOW  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

  
Director  
  
Secretary  


JS10/J:R,2  
250287

THE COMMON SEAL of GOCARDO  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:


  
Director  
  
Secretary  


FOR AND ON BEHALF OF  
BOSTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)

REGISTERED



18-5-1987



INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

(Sheet 2 of 12 Sheets)

Lengths are in metres

PART 1

Plan of Easements within Lots 1, 2 and 3  
DP 740232

Name and address of  
 proprietor of the land:

Astradow Pty Limited and Gocardo Pty  
 Limited both of "Milton Park", Mordena Road,  
 Bowral

Identity of easement  
 fourthly referred to in  
 the abovementioned Plan:

Easement for Sewage and Electricity Supply  
 5 wide and variable.

Module of Lots, etc. affected

Lots Burdened

Lots benefited

1 and 3

1, 2 and 3

Identity of easement  
 fifthly referred to in  
 the abovementioned Plan:

Easement for Electricity Supply 10 wide.

Module of Lots, etc. affected

Lots Burdened

Name of Authority benefited

3

Illawarra County Council

Identity of easement  
 sixthly referred to in  
 the abovementioned Plan:

Easement for Water Supply over existing  
 line of pipe

Module of Lots, etc. affected


Lots Burdened

Lots benefited

3

1

COMMON SEAL of ASTRADOW  
 LIMITED was hereunto affixed  
 pursuant to a resolution of the  
 Board of Directors and in the  
 presence of:

*Rooper*  
Director  
*Smith*  
Secretary  


THE COMMON SEAL of GOCARDO  
 PTY LIMITED was hereunto affixed  
 pursuant to a resolution of the  
 Board of Directors and in the  
 presence of:

*Rooper*  
Director  
*Smith*  
Secretary  


0/JHT, 3  
387

REGISTERED 18-5-1987

FOR AND ON BEHALF OF  
BOSTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)

*[Handwritten signature]*

Rev: 15-Dec-1992 / Sts: OK, OK / Pgs: ALL / Prt: 10-May-2019 14:50 / Seq: 2 of 4

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 3 of 12 Sheets)

PART 2

Plan: DP 639837

Plan of Easements within Lots 1, 2  
and 3, DP 740232

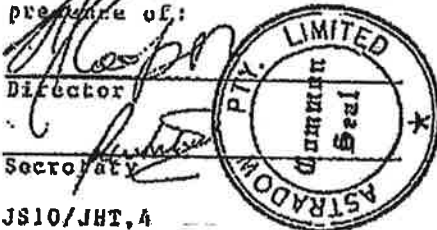
Full name and address of  
proprietor of the land:

Astradow Pty Limited and Cocardo Pty  
Limited both of "Milton Park", Hordens Road,  
Bowral

1. Terms of Easement for Water Supply firstly referred to in the  
abovementioned Plan:

Full and free right for every person who is at any time entitled to an estate or interest in the lots benefited or any part thereof with which the right is capable of enjoyment, and every person authorised by him, from time to time and at all times to have, use, maintain, repair and replace all channels, cuttings, drains, wires, cables, pipes, conduits, ducts, pumps, sumps, pits, and other structures, appurtenances or works of whatever nature, if any, existing within so much of the lots burdened as is indicated in the abovementioned Plan (hereinafter called "the burdened land") or any part thereof as at the date of creation of this easement (hereinafter in this easement together called "the works") for the provision or supply of water, in any quantities to the lots benefited and also the right to the free and uninterrupted passage of water within and through the burdened land or any part thereof by means of the works AND where no such works exist or such works are inadequate for the provision or supply of water adequate for the purposes of the lots benefited to lay place construct and maintain beneath the surface of the burdened land the works necessary for the provision or supply thereof and in so doing will take all reasonable precautions to ensure as little disturbance as possible to the surface of the lots burdened and will restore that surface as nearly as practicable to its original condition; TOGETHER WITH THE RIGHT (but upon and subject to the conditions hereinafter mentioned) for the proprietor of the lots benefited and any person authorised by him with any tools, implements and machinery necessary for the purpose to enter upon and within the lots burdened and every part thereof as may be reasonably necessary and to remain there for any reasonable time for the purpose of inspecting, cleansing, repairing, maintaining, replacing or renewing the works or any part thereof and for any of the aforesaid purposes to open any roadway or other structure within or forming part of the burdened land to such extent as may be reasonably necessary but upon and subject to the following conditions which conditions shall also constitute and be covenants and agreements by and between the proprietor of the lots benefited and the proprietor of the lots burdened for themselves and their respective successors, assigns and

THE COMMON SEAL of ASTRADOW  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors in the  
presence of:



JS10/JHT, A  
250287

THE COMMON SEAL of COCARD  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors in the  
presence



FOR AND ON BEHALF OF  
BOXTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)

REGISTERED 18-5-1987

*M. L. Park*

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 4 of 12 Sheets)

PART 2

Plan:

Plan of Easements within Lots 1, 2 and 3  
DP 40232

Full name and address of proprietor of the land:

Astradow Pty Limited and Gocardo Pty Limited  
both of "Milton Park", Hordens Road, Bowral

transferees with the intention and agreement that the benefit and burden of such covenants and agreements shall pass with the benefit and burden of this easement:-

- (a) the rights hereby conferred upon the proprietor for the time being of the lots benefited shall be shared in common with the proprietor for the time being of the lots burdened who shall have the like rights;
- (b) the works shall be inspected, cleansed, repaired, maintained, replaced and renewed as shall be necessary to keep the works in good and substantial repair by the proprietors for the time being of both the lots benefited and the lots burdened and who in so doing shall take all reasonable precautions to ensure as little disturbance or damage to the lots burdened as possible and will as soon as reasonably possible restore the lots burdened as nearly as practicable to their original condition;
- (c) the cost of keeping the works in good and substantial repair shall be borne as to 50 percent by the proprietor for the time being of lot 3, as to 25 percent by the proprietor for the time being of lot 1 and as to 25 percent by the proprietor for the time being of lot 2 PROVIDED THAT if any part of the works is for the provision or supply of water to one or more but not all of lots 1, 2 and 3 then the proprietor or proprietors for the time being of the lot or lots thereby supplied shall bear the cost of keeping that part of the works in good and substantial repair in the same proportion to each other as they would bear the cost thereof if such works had been for the provision or supply of water to all of lots 1, 2 and 3.

THE COMMON SEAL of ASTRADOW  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director  
Secretary



JS10/JHT, S  
250287

THE COMMON SEAL of GOCARDO  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director  
Secretary



FOR AND ON BEHALF OF  
BOSTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)

REGISTERED 18-5-1987

*[Handwritten signature]*



INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 5 of 12 Sheets)

PART 2

Plan:

DP 639837

Plan of Easements within Lots 1, 2 and 3  
DP 740232

Full name and address of  
proprietor of the land:

Astradow Pty Limited and Gocardo Pty Limited  
both of "Milton Park", Hordens Road, Bowral

2. Terms of Easement for Gas Main secondly referred to in the abovementioned  
Plan:

Full and free right for every person who is at any time entitled to an estate or interest in the lot benefited or any part thereof with which the right is capable of enjoyment, and every person authorized by him, from time to time and at all times to have, use, maintain, repair and replace all channels, cuttings, drains, wires, cables, pipes, conduits, ducts, pumps, sumps, pits, and other structures, appurtenances or works of whatever nature, if any, existing within so much of the lot burdened as is indicated in the abovementioned Plan (hereinafter called "the burdened land") or any part thereof as at the date of creation of this easement (hereinafter in this easement together called "the works") for the provision or supply of gas in any quantities to the lot benefited and also the right to the free and uninterrupted passage of gas within and through the burdened land or any part thereof by means of the works AND where no such works exist or such works are inadequate for the provision or supply of gas adequate for the purposes of the lot benefited to lay place construct and maintain beneath the surface of the burdened land the works necessary for the provision or supply thereof and in so doing will take all reasonable precautions to ensure as little disturbance as possible to the surface of the lot burdened and will restore that surface as nearly as practicable to its original condition; TOGETHER WITH THE RIGHT (but upon and subject to the conditions hereinafter mentioned) for the proprietor of the lot benefited and any person authorized by him with any tools, implements and machinery necessary for the purpose to enter upon and within the lot burdened and every part thereof as may be reasonably necessary and to remain there for any reasonable time for the purpose of inspecting, cleansing, repairing, maintaining, replacing or renewing the works or any part thereof and for any of the aforesaid purposes to open any roadway or other structure within or forming part of the burdened land to such extent as may be reasonably necessary but upon and subject to the following conditions which conditions shall also constitute and be covenants and agreements by and between the proprietor of the lot benefited and the proprietor of the lot burdened for themselves and their respective successors, assigns and transferees with the intention and agreement that the benefit and burden of such covenants and agreements shall pass with the benefit and burden of this easement:-

THE COMMON SEAL of ASTRADOW  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director

Secretary



JS 10/JHT, 6  
250287

THE COMMON SEAL of GOCARDO  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director

Secretary



FOR AND ON BEHALF OF  
BOSTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)

*M. Raf*

REGISTERED  18-5-1987

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 6 of 12 Sheets)

PART 2

Plan:

Plan of Easements within Lots 1, 2 and 3  
DP 740232

Full name and address of  
proprietor of the land:

Astradow Pty Limited and Gocardo Pty Limited  
both of "Milton Park", Hordens Road, Bowral

- (a) the works shall be inspected, cleansed, repaired, maintained, replaced and renewed as shall be necessary to keep the works in good and substantial repair by the proprietor for the time being of the lot benefited and who in so doing shall take all reasonable precautions to ensure as little disturbance or damage to the lot burdened as possible and will as soon as reasonably possible restore the lot burdened as nearly as practicable to its original condition;
- (b) the cost of keeping the works in good and substantial repair shall be borne by the proprietor for the time being of the lot benefited.

3. Terms of Easement for Sewage thirdly referred to in the abovementioned Plan:

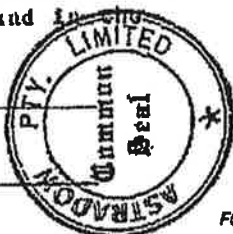
Full and free right for every person who is at any time entitled to an estate or interest in the lots benefited or any part thereof with which the right is capable of enjoyment, and every person authorised by him, from time to time and at all times to have, use, maintain, repair and replace all pipes, conduits, ducts, pumps, sumps, pits, and other structures, appurtenances or works of whatever nature, if any, existing within so much of the lot burdened as is indicated in the abovementioned Plan (hereinafter called "the burdened land") or any part thereof as at the date of creation of this easement (hereinafter in this easement together called "the works") for the purpose of draining sewage and other waste material and fluid (hereinafter called "sewage") in any quantities from the lots benefited and also the right to the free and uninterrupted passage of sewage within and through the burdened land or any part thereof by means of the works AND where no such works exist or such works are inadequate for the aforesaid purposes of the lots benefited to lay place construct and maintain beneath the surface of the burdened land the works necessary for the provision or supply thereof and in so doing will take all reasonable precautions to ensure as little disturbance as possible to the surface of the lot burdened and will restore that surface as nearly as practicable to its original condition; TOGETHER WITH THE RIGHT (but upon and subject to the conditions hereinafter mentioned) for the proprietor of the lots benefited and any person authorised by him with any tools, implements and machinery necessary for the purpose to enter upon and within the lot burdened and every part

THE COMMON SEAL of ASTRADOW  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director

Secretary

JS10/JHT,7  
250287



THE COMMON SEAL of GOCARDO  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director

Secretary



FOR AND ON BEHALF OF  
BOSTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)

REGISTERED



18-5-87

*[Handwritten signature]*

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 7 of 12 Sheets)

Plan:

DP 639837

PART 2

Plan of Easements within Lots 1, 2 and 3  
DP 740232

Full name and address of  
proprietor of the land:

Astradew Pty Limited and Gocardo Pty Limited  
both of "Milton Park", Mordens Road, Bowral

thereof as may be reasonably necessary and to remain there for any reasonable time for the purpose of inspecting, cleansing, repairing, maintaining, replacing or renewing the works or any part thereof and for any of the aforesaid purposes to open any roadway or other structure within or forming part of the burdened land to such extent as may be reasonably necessary but upon and subject to the following conditions which conditions shall also constitute and be covenants and agreements by and between the proprietor of the lots benefited and the proprietor of the lot burdened for themselves and their respective successors, assigns and transferees with the intention and agreement that the benefit and burden of such covenants and agreements shall pass with the benefit and burden of this easement:-

- (a) the works shall be inspected, cleansed, repaired, maintained, replaced and renewed as shall be necessary to keep the works in good and substantial repair by the proprietors for the time being of the lots benefited and who in so doing shall take all reasonable precautions to ensure as little disturbance or damage to the lot burdened as possible and will as soon as reasonably possible restore the lot burdened as nearly as practicable to its original condition;
- (b) the cost of keeping the works in good and substantial repair shall be borne as two-thirds by the proprietor for the time being of lot 3, and as to one-third by the proprietor for the time being of lot 2 PROVIDED THAT if any part of the works is for the exclusive use of one only of the lots benefited then the proprietor for the time being of that lot shall bear the whole of the cost of keeping that part of the works in good and substantial repair.

THE COMMON SEAL of ASTRADOW  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

*[Signature]*  
Director  
*[Signature]*  
Secretary



THE COMMON SEAL of GOCARDO  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

*[Signature]*  
Director  
*[Signature]*  
Secretary



JS10/JRT. 3  
250287

FOR AND ON BEHALF OF  
BOSTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)

REGISTERED 18-5-1987

*[Signature]*

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 8 of 12 Sheets)

of 4

PART 2

: D.P. 639837.

Plan of Easements within Lots 1, 2 and 3 DP 740232

/seq: 4

name and address of proprietor of the land:

Astradow Pty Limited and Gocardo Pty Limited both of "Milton Park", Nordens Road, Bowral

14: 50

Terms of Easement for Sewage and Electricity Supply fourthly referred to in the abovementioned Plan:

19 14: 50

Full and free right for every person who is at any time entitled to an estate or interest in the lots benefited or any part thereof with which the right is capable of enjoyment, and every person authorised by him, from time to time and at all times to have, use, maintain, repair and replace all channels, cuttings, drains, wires, cables, pipes, conduits, ducts, pumps, sumps, pits, sewage treatment plant, settling pond and other structures, appurtenances or works of whatever nature, if any, existing within so much of the lots burdened as is indicated in the abovementioned Plan (hereinafter called "the burdened land") or any part thereof as at the date of creation of this easement (hereinafter in this easement together called "the works") for the provision or supply of electricity and for the purpose of draining sewage and other waste material and fluid (hereinafter called "sewage") in any quantities to and from the lots benefited and also the right to the free and uninterrupted passage of electricity and sewage or either of them within and through the burdened land or any part thereof by means of the works AND where no such works exist or such works are inadequate for the aforesaid purposes of the lots benefited or any of them to lay, place, construct and maintain beneath the surface of the burdened land the works necessary for the aforesaid purposes and in so doing will take all reasonable precautions to ensure as little disturbance as possible to the surface of the lots burdened and will restore that surface as nearly as practicable to its original condition; TOGETHER WITH THE RIGHT (but upon and subject to the conditions hereinafter mentioned) for the proprietor of the lots benefited and any person authorised by him with any tools, implements and machinery necessary for the purpose to enter upon and within the lots burdened and every part thereof as may be reasonably necessary and to remain there for any reasonable time for the purpose of inspecting, cleansing, repairing, maintaining, replacing or renewing the works or any part thereof and for any of the aforesaid purposes to open any roadway or other structure within or forming part of the burdened land to such extent as may be reasonably necessary but upon and subject to the following conditions which conditions shall also constitute and be covenants and agreements by and between the proprietor of the lots benefited and the proprietor of the lots burdened for themselves and their respective

COMMON SEAL

of ASTRADOW LIMITED was herewith affixed pursuant to a resolution of the Board of Directors and in the presence of:

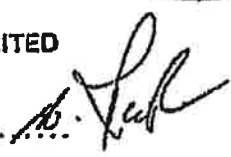
Director:   
Secretary:   


17 JUN, 97

THE COMMON SEAL of GOCARDO PTY LIMITED was herewith affixed pursuant to a resolution of the Board of Directors and in the presence of:

Director:   
Secretary:   


FOR AND ON BEHALF OF  
BOSTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)



REGISTERED  18-5-1987

/Rev: 15-Dec-1992 /Sts: OK. OK /Pg: ALL /Prt: 10-May-2019

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 9 of 12 Sheets)

PART 2

Plan: DP 639837

Plan of Easements within Lots 1, 2 and 3  
DP 740232

Full name and address of  
proprietor of the land:

Astradow Pty Limited and Gocardo Pty Limited  
both of "Milton Park", Hordans Road, Bowral

successors, assigns and transferees with the intention and agreement  
that the benefit and burden of such covenants and agreements shall pass  
with the benefit and burden of this easement:-

- (a) the rights hereby conferred upon the proprietor for the time being  
of the lots benefited shall be shared in common with the proprietor  
for the time being of the lots burdened who shall have the like  
rights;
- (b) the works shall be inspected, cleansed, repaired, maintained,  
replaced and renewed as shall be necessary to keep the works in  
good and substantial repair by the proprietors for the time being  
of both the lots benefited and the lots burdened and who in so  
doing shall take all reasonable precautions to ensure as little  
disturbance or damage to the lots burdened as possible and will  
as soon as reasonably possible restore the lots burdened as nearly  
as practicable to their  
original condition;
- (c) the cost of keeping the works in good and substantial repair shall  
be borne as to 50 percent by the proprietor for the time being of  
lot 3, as to 25 percent by the proprietor for the time being of  
lot 1 and as to 25 percent by the proprietor for the time being  
of lot 2 PROVIDED THAT if any part of the works is for the  
provision of electricity or the draining of sewage from one or more  
but not all of lots 1, 2 and 3 then the proprietor or proprietors  
for the time being of the lot or lots thereby serviced shall bear  
the cost of keeping that part of the works in good and substantial  
repair in the same proportion to each other as they would bear the  
cost thereof if such works had been for the provision of services  
to all of lots 1, 2 and 3.

THE COMMON SEAL of ASTRADOW  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director

Secretary

JS10/JHT,10  
250287



THE COMMON SEAL of GOCARDO  
PTY LIMITED was hereunto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director

Secretary



FOR AND ON BEHALF OF  
BOSTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)

REGISTERED 18-5-1987



INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 10 of 12 Sheets)

PART 2

Plan:

Plan of Easements within Lots 1, 2 and 3  
DP 740232

Full name and address of  
proprietor of the land:

Astradow Pty Limited and Gocardo Pty Limited  
both of "Milton Park", Hordens Road, Bowral

5. Terms of Easement for Electricity Supply fifthly referred to in the  
above-mentioned Plan:

FULL AND FREE RIGHT AND LIBERTY for the Illawarra County Council its agents servants and workmen and contractors at all times hereafter to use and maintain for the purpose of the transmission of electrical energy the lines of structures poles cables fittings and wires at present constructed erected installed and laid in and upon so much of the lot burdened as is indicated in the above-mentioned plan (hereinafter called "the burdened land") and also for the purposes aforesaid to construct erect install lay use and maintain in and upon the burdened land any structures poles cables fittings or wires in substitution or in duplication of or in addition to the said lines of structures poles cables fittings and wires and the necessary guys and appliances and also from time to time to inspect the condition of and amend and repair the said transmission lines and all structures poles cables wires guys fittings and appliances hereinbefore referred to and for the purposes aforesaid or any of them at all times to enter upon go return pass and repass through along and over the burdened land or any part thereof with or without servants workmen and other persons horses carts wagons motors materials and any vehicles and appliances and to make all necessary excavations in or under the burdened land or any part thereof which shall be restored and rehabilitated after such use by the said Council its agents servants workmen and contractors TOGETHER WITH full and free right and liberty to cut and trim trees branches and other growth and foliage which now or at any time hereafter may overhang or encroach in or are now growing or which shall hereafter grow on the burdened land PROVIDED ALWAYS AND IT IS HEREBY FURTHER AGREED AND DECLARED THAT the said Council shall not knowingly permit or suffer any persons other than its officers servants agents contractors and workmen aforesaid or any other person authorised by them or any of them to enter in or upon the burdened land AND PROVIDED FURTHER that except where the said Council in the course of exercising its rights hereunder removes damages breaks down or destroys any existing fence or fences on the burdened land or whereby reason or any danger occasioned by the use by the said Council of the burdened land as herein provided it is or may become necessary to erect any fence or fences the said Council shall not be under any obligation or in anywise be bound to erect place or maintain any fence or fences on the boundaries or any other part or parts of the said land AND the proprietor of the burdened land does hereby for himself and others the owner or owners from time to time of the burdened land covenant with the said Council that he will not wilfully do or

THE COMMON SEAL of ASTRADOW  
PTY. LIMITED was herewith affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director

Secretary



JS10/JHT, 11  
050387

THE COMMON SEAL of GOCARDO  
PTY. LIMITED was herewith affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

Director

Secretary



FOR AND ON BEHALF OF  
BOSTON AUSTRALIA LIMITED  
(INCORP. IN VICTORIA)

REGISTERED

18-5-1987

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT

Lengths are in metres

(Sheet 12 of 12 Sheets)

PART 2

Plan: D.P. 639837.

Plan of Easements within Lots 1, 2 and 3  
DP 740232

Full name and address of  
proprietor of the land:

Astradow Pty Limited and Gocardo Pty Limited  
both of "Milton Park", Hordens Road, Bowral

purposes to open any roadway or other structure within or forming part of the burdened land to such extent as may be reasonably necessary, but upon and subject to the following conditions which conditions shall also constitute and be covenants and agreements by and between the proprietor of the lot benefited and the proprietor of the lot burdened for themselves and their respective successors, assigns and transferees with the intention and agreement that the benefit and burden of such covenants and agreements shall pass with the benefit and burden of this easement:-

- (a) the works shall be inspected, cleansed, repaired, maintained, replaced and renewed as shall be necessary to keep the works in good and substantial repair by the proprietor for the time being of the lot benefited and who in so doing shall take all reasonable precautions to ensure as little disturbance or damage to the lot burdened as possible and will as soon as reasonably possible restore the lot burdened as nearly as practicable to their original condition;
- (b) the cost of keeping the works in good and substantial repair shall be borne by the proprietor for the time being of the lot benefited.

THE COMMON SEAL OF BOSTON AUSTRALIA  
LIMITED WAS HERETO AFFIXED  
PURSUANT TO A RESOLUTION OF THE  
BOARD OF DIRECTORS AND IN THE  
PRESENCE OF:

*[Signature]*  
DIRECTOR  
*[Signature]*  
SECRETARY



THE COMMON SEAL of ASTRADOW  
PTY LIMITED was hereto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

*[Signature]*  
DIRECTOR  
*[Signature]*  
SECRETARY



THE COMMON SEAL of GOCARDO  
PTY LIMITED was hereto affixed  
pursuant to a resolution of the  
Board of Directors and in the  
presence of:

*[Signature]*  
DIRECTOR  
*[Signature]*  
SECRETARY



JS10/JHT, 13  
250287

BY

REGISTERED 18-5-1987

**MILTON PARK TOURIST DEVELOPMENT**  
**PRÉCIS OF SUPPORTING INFORMATION (PSI)**

**Attachment 'E'**

---

*Caroline Cosgrove* PhD, Grad. Dip., BA, MPHJ  
Historian/Heritage consultant

38 Birriga Avenue  
Bundanoon NSW 2578

Phone: 0427 618 484 (m.)  
Email: caroline.cosgrove@icloud.com

---

Australian Business Number (ABN): 34 749 477 485

**To: Wingecarribee Shire Council**

**HERITAGE STATEMENT:**

**REVIEW OF DEVELOPMENT APPLICATION 21/0257: TWO (2) LOT  
SUBDIVISION PART LOT 313 DP1245164  
27 KIMBERLEY DRIVE, BOWRAL**

**Prepared by:**

Dr Caroline Cosgrove, Historian/Heritage consultant, Bundanoon, NSW, 2578

**Prepared for:**

Tujilo Pty Limited, Bowral, NSW, 2576

**Date:** 28 May 2021

## INTRODUCTION

DA 21/0257 is for a two-lot subdivision of Lot 313 DP 1245164, 27 Kimberley Drive, Bowral. The existing lot was created as a consequence of the consolidation of Lot 309 DP 1104965, Lot 311 DP 1191798 and part Lot 312 DP 1191798, which was granted by Council under Development Consent LUA 15/0757.01 to facilitate the development approved under LUA 11/0869 for 20 Strata Titled Villa Units and associated works. This land is adjacent to, and includes some items as part of, the State Heritage listed Milton Park Cultural Landscape.

Milton Park is located at the eastern end of Horderns Road Bowral. It is approximately 8.5 kilometres east of the Bowral Town Centre. The site contains the heritage listed Milton Park House, grounds and outbuildings, significant for their association with the Hordern family.

Milton Park Cultural Landscape was included on the State Heritage Register on 25 September 2020: Gazette No. 238, listing no. 02026 (see Attachment 1). Included within that listing are several items situated on part of the subject property, Lot 313 DP 1245164, and classed as 'rural outbuildings and cottages'. They comprise the Carriage House/Stables building and Carriage Master's cottage, the artificial insemination (AI) facility and the machinery shed/Hayloft and Stable Manager's Cottage.

At its meeting of Wednesday 7 April 2021, the Independent Advisory Planning Assessment Panel's refused to pass DA 21/0257. This Statement addresses the reasons for this refusal relating to the issue of the heritage significance of the subject property, as set out in the minutes of the Assessment Panel's meeting.

The Assessment Panel's reasons were:

*4 (a) The proposal fails to satisfy clause 5.10(4) of WLEP 2010 that requires consideration of the impact of the development on the heritage significance of the heritage item, as listed in Schedule 5 of WLEP 2010. A heritage management document (Heritage Impact Statement) was not submitted with the development application;*

It appears that Council did not request a Heritage Impact Statement as it was considered that the Development Application for this subdivision would not adversely affect the heritage significance of the subject heritage items.

*(b) On the information provided the Panel is not satisfied that the proposal meets the objective 5.10 (1) of WLEP 2010, in particular with regards to an assessment of the curtilage, setting and views of the heritage item. It is noted that the heritage listing covers part of proposed Lot 2;*

These issues are addressed in the remainder of this document.

*(c) The panel concurs with the views of the Heritage Council of NSW that "the reasons for the proposed subdivision provided in the Statement of Environmental Effects are ambiguous and insufficient".*

The reasons for the proposed subdivision were clearly set out in the Statement of Environmental Effects in support of this DA. The heritage implications of the proposal are addressed below.



## BACKGROUND

The original approval for development at the Milton Park site, DA32/27/3182/84, was issued in July 1985. This original 1985 approval was set out in a Master Plan and did not give specific details about individual development. Amongst other development, the Master Plan allowed for 44 strata titled villas to be arranged in two groups, or 'villages'. Village 1 was located to the north of the Milton Park house and gardens and Village 2 was located to the east.

Twenty (20) of these villas were constructed shortly after the original approval was granted, forming Village 1 within the Master Plan. These 20 villas are within Strata Plan SP32202 and are located just to the north of, and adjacent to, Milton Park (now) Country House and Hotel and gardens, which is within Lot 310 DP 1191798.

The remaining twenty four (24) villas that constitute Village 2 have not yet been built. Proposals for their construction have been considered by Council under various subsequent applications, all of which have been lodged under the auspices of the original approval.

The location for the Village 2 villas mirrors the original 1984 location, with the layout having been modified over several development applications. These villas are to be clustered to the east of the Milton Park Country House Hotel and Garden and are separately located from the existing cluster of the Village 1 villas. This general arrangement was part of the original Master Plan.

The Village 2 villas are subject to the approval in LUA11/0869, issued by Council in October 2011, that modified the original development consent DA 32/27/3182/84. A Construction Certificate has been issued relating to LUA 11/0869 and work has commenced.

The land that is the focus of this proposal, Lot 313 DP 1245164, is a 53 hectare paddock that lies to the north and east of the Milton Park Country House and Hotel. This land is the development site for Village 2 villas; it was previously Lot 309 and Part Lot 312 DP 1104965 and what was Strata Plan SP 78022.

### State Heritage listing of Milton Park

Milton Park Cultural Landscape was included on the State Heritage Register on 25 September 2020: Gazette No. 238, listing no. 02026 (see Attachment 1). The listing comprised:

Lot 310 DP 1191798 – 11.2 hectares: Milton Park Country House and Spa;  
Part Lot 313 DP 1245164: 53 hectares – the subject lot, north paddock;  
Part Lot 314 DP 1245164 - 40 hectares: south paddock;  
Part Lot 11 DP 264572 – approximately 41.5 hectares: Milton Park Cottage (now known as The Lodge)<sup>1</sup>

Prior to the State heritage listing, parts of the property were separately listed as items of local heritage, including Milton Park Cottage, Milton Park gardens, Milton Park Group, Milton Park Main House and Milton Park outbuildings and cottages. The WLEP includes the following as a LOCAL heritage item:

'Milton Park' house grounds and buildings, Horderns Road:  
Lot 307 DP 1040419; Lot 308 DP 1104965; SP78022; and Lot 11 DP 264572<sup>1</sup>  
(Items I493, I331, I330, I071 and I494).

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<sup>1</sup> Note that this lot, Lot 11 DP 264572, was not included in the original approval, DA 32/27/3182/84 and has never been in the ownership of the Dobler family. Therefore, it does not relate to DA 21/0257.

In the State Heritage listing, the heritage items included as Part Lot 313 DP 1245164, the subject Lot, are classed as 'rural outbuildings and cottages'. They are the Carriage House/Stables building, the Carriage Master's Cottage, the artificial insemination (AI) facility, the machinery shed/Hayloft (Arts & Craft Centre) and Stable Manager's Cottage. These buildings have been restored by the owners of the existing lot and are used as holiday rental accommodation.

### THE PROPOSAL

The Proposal is for a two-lot subdivision of Lot 313 DP 1245164, 27 Kimberley Drive, Bowral. The existing lot was created as a consequence of the consolidation of Lot 309 DP 1104965, Lot 311 DP 1191798 and part Lot 312 DP 1191798 which was granted by Council under Development Consent LUA 15/0757.01 to facilitate the development approved under LUA 11/0869 for 20 Strata Titled Villa Units and associated works.

For this proposal, Lot 1 will be of 40 hectares and located to the north of the Milton Park Country House Hotel and gardens and north of the existing Village 1 villas. It will accommodate an existing dwelling house that was approved by Council under LUA03/0812, which was later approved for Strata Titling under LUA 11/0869. This dwelling is situated in the north-west corner of the proposed Lot 1 and will have vehicular access via the eastern end of Kimberley Drive, Bowral. Apart from the existing dwelling, proposed Lot 1 is open grazing land.

Proposed Lot 2 will be approximately 13 hectares in size and situated to the east of the Milton Park Country House Hotel and gardens. This lot is the site of the approved development area for the Village 2 villas, related tourist development works and the new 'Hordern Commemorative Garden'. It also includes the heritage items that are included within the State Heritage listing of the Milton Park Cultural Landscape, i.e., the Carriage House/Stables building, the Carriage Master's Cottage, the artificial insemination (AI) facility, the machinery shed/Hayloft (Arts & Craft Centre) and Stable Manager's Cottage.

### ASSESSMENT OF THE IMPACT OF THE PROPOSAL

The Village 2 villas are located outside Lot 310 that is the site of the State Heritage listed Milton Park House Hotel and Spa. A Construction Certificate has been issued for these villas and work has commenced in accord with development approval LUA11/0869 that was issued by Council in October 2011; (this was a modification of DA32/27/3182/84). **The construction of these villas is not part of this Development Application.**

#### Proposed Lot 1

For the proposed Lot 1, its 40-hectare site area is compliant with the minimum standard land use for this zone. The Lot already accommodates an existing dwelling house. No additional construction is proposed on this lot and it is expected that the lot will be used for a range of low-key agriculture, mainly stock grazing, similar to other adjoining lots of varying sizes.

Lot 1 is consistent with the existing rural residential character and will have no impact on the State Heritage listed Milton Park Cultural Landscape. Nor will it have any impact on the heritage items that are within that part of the existing lot that includes the Village 2 villas, i.e., the Carriage House/Stables building, the Carriage Master's cottage, the artificial insemination (AI) facility, the machinery shed/Hayloft (Arts & Craft Centre) and Stable Manager's Cottage. These heritage places are located more than one kilometre from the existing dwelling on proposed Lot 1 and this dwelling is not visible from these heritage buildings.

#### Proposed Lot2

Proposed Lot 2 is much smaller and will accommodate an area that relates to the approved Village 2 villas that are now under construction. It will also include the State Heritage listed rural outbuildings

and cottages of the Milton Park Cultural Landscape, i.e. the Carriage House/Stables building, the Carriage Master's cottage, the artificial insemination (AI) facility, the machinery shed/Hayloft (Arts & Craft Centre) and the Stable Manager's Cottage. The boundary of this proposed lot will allow the approved Village 2 development to be easily managed, both in terms of administration and for maintenance purposes. By creating a separate lot, the proposed Lot 2, this boundary will also assist in limiting any activities associated with the tourism operation of the heritage buildings and the approved Village 2 villas that may otherwise take place and impact on the rural landscape of the proposed Lot 1 and the use of the land in this area for its intended purpose.

Other than those works that are currently approved under DA32/27/3182/84, no further construction is planned for the Proposed Lot 2, outside the perimeter created by those works that are the subject of the current approved modification LUA 11/0869, i.e., the land to the north and north-west will accommodate an approved decorative pond for the storage of treated wastewater and the new 'Hordern Commemorative Garden'. Therefore, there will be no impact on the existing heritage buildings on this lot arising from this proposed subdivision.

#### Comparison with Village 1 villas

The boundaries of the proposed subdivision are consistent with the location approved for Village 2 as shown on the plans approved under LUA 11/0869. The purpose of the subdivision is to provide an area of land for the approved Village 2 tourist development in exactly the same way that Village 1 is located within its own Strata plan (SP 32202), separate from Milton Park House Hotel and gardens (Lot 310 DP1191798).

#### Visual impact of the proposed subdivision

The site of the approved development of the Village 2 villas is separate to and at a lower level than the State heritage listed Milton Park House Hotel and Spa. Milton Park House is surrounded by tall trees and shrubs and is not visible from the subject lot, Lot 313 DP 1245164. The proposed subdivision will have no impact on views to and from this heritage listed building, nor on the surrounding gardens.

No works are proposed for the State Heritage listed rural outbuildings and cottages that are located on the subject lot, Lot 313 DP 1245164. These buildings will remain as they are and the proposed subdivision have no impact on views to and from these heritage listed buildings.

Therefore, the proposed subdivision will have no impact on the setting or the curtilage for the State Heritage listed Milton Park Cultural Landscape, including those heritage listed buildings located on the subject lot, Lot 313 DP 1245164.

#### CONCLUSION

The Proposal is for a two-lot subdivision of Lot 313 DP 1245164. Proposed Lot 1 will be of 40 hectares, with an existing dwelling house. It will be located to the north of the State Heritage listed Milton Park Country House Hotel and gardens and north of the existing Village 1 villas.

Proposed Lot 2 will be of approximately 13 hectares in size and situated to the east of the State Heritage listed Milton Park Country House Hotel and gardens. This lot is the site of the approved development area for the Village 2 villas and related tourist development works. It also includes rural outbuildings and cottages that are included within the State Heritage listing of the Milton Park Cultural Landscape, comprising the Carriage House/Stables building, the Carriage Master's cottage, the artificial insemination (AI) facility, the machinery shed/Hayloft (Arts & Craft Centre) and Stable Manager's Cottage.

No building work is proposed in this application, nor will any such work be facilitated by the subdivision. Proposed Lot 2 creates a separate lot in the location that was identified for Village 2 in the original development consent, DA 32/27/3182/84. The proposed subdivision will have no visual impact on the State Heritage listed Milton Park House Hotel and gardens within their setting, nor will it have any impact on the curtilage of the lot that contains these heritage items. Nor will the proposal have any visual impact on the State Heritage listed rural outbuildings and cottages that are located on the subject lot.

The proposed subdivision represents a more relevant property boundary for continuing management of the land associated with the approved Village 2 development at Milton Park by creating a separate lot for Village 2 and a single 40 hectare lot that accommodates an existing residential dwelling. This boundary will assist in retaining the rural landscape of the proposed Lot 1 and the use of the land in this area for its intended purpose. It is therefore considered that this proposal has no impact on the heritage character of the Milton Park Cultural Landscape.

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**ATTACHMENT 1**

'Milton Park Cultural Landscape', Bowral, Heritage NSW heritage inventory sheet, Database Number 5060021, Statement of Significance updated 15 October 2018.

**ATTACHMENT 2**

Recent photographs of Lot 313 DP 1245164, 27 Kimberley Drive, Bowral



Milton Park Cultural Landscape

Item details

Name of item  
Milton Park Cultural Landscape  
Type of item  
Cultural Landscape  
Group/Collection  
Cultural Landscape  
Category  
Cultural Landscape  
Primary address  
100-110 Main Street, Bowral NSW 2576  
Local govt. area  
Wingecarribee

Lot/Volume Code	Lot/Volume Number	Section Number	Proprietary Interest
100	100	100	Proprietary Interest
101	101	101	Proprietary Interest
102	102	102	Proprietary Interest
103	103	103	Proprietary Interest
104	104	104	Proprietary Interest
105	105	105	Proprietary Interest
106	106	106	Proprietary Interest
107	107	107	Proprietary Interest
108	108	108	Proprietary Interest
109	109	109	Proprietary Interest
110	110	110	Proprietary Interest

Statement of significance:

The Milton Park Cultural Landscape is an outstanding example of a Federation and inter-war period hill station property in the Southern Highlands of New South Wales. The area and surrounds of the property include the well-preserved garden, extensive plantings of windbreaks retained native vegetation and collection of outbuildings and associated structures, some a unique cultural and architectural heritage.

The Milton Park gardens are significant in their own right for their design and style, incorporating a range of plants and trees, many of which are rare and significant. The gardens are well-maintained and the extensive and excellent use of many local plants and trees, particularly the extensive collection of native plants and trees, is a significant feature of the property. The gardens are well-maintained and the extensive and excellent use of many local plants and trees, particularly the extensive collection of native plants and trees, is a significant feature of the property.

Milton Park is associated with a family of highly influential and distinguished members of the Sydney and country gentry who founded the Sydney and country gentry. The gardens are part of the legacy of these gentry.

The collection of outbuildings and structures is outstanding in illustrating the development of the estate as a hill station property. The Milton Park estate is associated with the social history of the area and the development of the area.

Together with nearby Belmont Park, it is associated with the history of the development of the area and the development of the area.

Date significance updated 15 Oct 18



**5.1 S8.2 Review of DA21/0257.01 for a two (2) Lot Subdivision of land at Part Lot 313 DP 1245164, No. 27 Kimberley Drive, Bowral**

**ATTACHMENT 7 - Attachment 7 - Applicant's Review of Determination Supporting Information Attachments**



*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Planning and Cabinet Copyright and Disclaimer.*

**Description**

**Designer/Maker:**  
Shenton & Co Builders (House & Garden) Mary Hodgson (Garden)

**Construction years:**  
1910-1935

**Physical description:**  
MILTON PARK

The site is part of the original 200-hectare Milton Park estate. It is situated in a rural environment, approximately eight kilometres east of Bowral. The site retains sparse, of native scrubland, however the vegetation at the site is more densely vegetated in its western and southern parts, with what remains and retained mature native vegetation. The areas around Milton Park house also have preserved that are treated by the various garden beds. The northern and eastern parts of the site are pasture lands with an open, rural character and views into a shallow valley to the north and east.

Set on the north-facing slope, Milton Park House, single north and north-easterly views over the garden and across the valley. The house is approached via long driveway lined with mature Manikavaia trees. On the right, the components of the site are the original house with later additions, outbuildings and outcrops, an estate garden and extensive forests and native trees. Outbuildings include Milton Park Cottage, the Lodge (former outbuildings), Reservoir, Earthen House/Cabins, Carriage House, former Bull House (rural operation facility), Mechanics (shed/boathouse) and Cottage (late front and central) of the former outbuildings, dairy, and separate residential and other components of Milton Park which contribute to the significance and character of the place are the drive, iron tracks, (see at 100) and fences. Contributory characteristics include the relationship of the house to the garden, the contrast of narrow (framed) vistas and open views, and the rural setting.

**GARDENS**

The grounds are divided in a series of garden platforms and enclosures. Although initially established as a formal geometric garden, the site today presents a high level of informality introduced in the 1950s modifications directed by Mary Hodgson. Spaces and vistas flow through the garden in a 'romantic' fashion, however it remains largely a series of compartmentalised garden rooms. The garden demonstrates Arts and Crafts and English Flower Garden characteristics with its sunken garden, walled areas, stone steps, herbaceous border, topiary and rose garden. While the garden has continued to evolve over time, the 1930s layout remains largely intact. Sandstone walls, steps and paths help to delineate edges and define spaces. Water features, sculpture and iron gates give accents.

The following description of Milton Park's garden setting is adapted from 'Gardens of the Southern Highlands' (North, Cavanough and Peat, 1980, pp 62-63. It reflects views first given by North (1986, p 32-29).

The driveway up to the house is flanked with droopworts (Cornus florida) and a variety of rhododendrons and camellias. On the lawn immediately in front of the house are the two substantial remaining lawns, while to the left a short flight of stone steps leads to the swimming pool and tennis court, both of which are set against a backdrop of tall muscadinees. The climbing roses around the tennis court have been framed into a series of elaborate hoods.

In front of the house the lawn is covered with a variegated large-leaved Fernery (Adiantum) from the park-estate, a central lawn planted with standard watering, leads to a small pool along the drive path, the park-estate to the right is a stone flagged path which is the site of a circular walk of the garden. This area is heavily planted with evergreen azaleas, Japanese maples, held by plants, Pandanus spp. and a variety of conifers and contains a pool, with a waterfall at the far side. The pool is a comparatively recent introduction and is planted with water lilies and Japanese iris and surrounded by laurel, mistle, yucca and a swamp cypress (Taxodium distichum).

AGENDA FOR THE EXTRAORDINARY LOCAL PLANNING PANEL

5.1 S8.2 Review of DA21/0257.01 for a two (2) Lot Subdivision of land at Part Lot 313 DP 1245164, No. 27 Kimberley Drive, Bowral

Attachment 7 - Applicant's Review of Determination Supporting Information Attachments



On the path past the western road a light of stone leads up to the river parterre. The rose parterre is flanked by a stone balustrade surrounding a massive jet stone ash of local granite. The rose beds are enclosed by low hedges, now some 75cm high and separated by gravel paths 75cm wide and separated by gravel paths 75cm wide and separated by gravel paths 75cm wide.

The lower level, both in the east and west, is a lawn bordered by a tall hedge. The border has been planted primarily for privacy and is a mix of evergreen and deciduous trees. The hedge is a mix of evergreen and deciduous trees. The hedge is a mix of evergreen and deciduous trees. The hedge is a mix of evergreen and deciduous trees.

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