

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



Milton Park Cultural Landscape

Item details

Name of item: Milton Park Cultural Landscape
Type of item: Complex / Group
Group/Collection: Landscape - Cultural
Category: Historic Landscape
Primary address: Hordern's Road, Bowral, NSW 2576
Local govt. area: Wingecarribee

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
DP	313	DP	DP	10074
DP	313	DP	DP	10074
DP	313	DP	DP	10074
DP	313	DP	DP	10074

Street Address	Suburb/Town	LGA	Parish	County	Type
Hordern's Road	Bowral	Wingecarribee		Wingecarribee	

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 layout and components of the former estate, including the gatehouse, homestead, gardens, extensive plantings of windbreaks, retained native vegetation and collection of outbuildings and associated structures, form a cohesive cultural landscape of high aesthetic value.

The Milton Park gardens are significant in their own right for their aesthetic and stylistic characteristics. Retaining much of their 1930s layout, they demonstrate both Arts and Crafts and English Flower Garden characteristics. The gardens are significant for the extensive and excellent use of many exotic plant species, particularly rare weeping beech trees, camellias and rhododendrons. The selection of species used in the garden displays horticultural innovation as many species were planted for the first time in the region and some, such as the weeping beeches, for the first time in Australia.

Milton Park is associated with Anthony (Tony) Hordern, a fourth-generation member of the Sydney retailing dynasty who founded the famous Anthony Hordern's stores. The gardens are part of the group of celebrated gardens created by the Hordern family around their residences, in Sydney and the Southern Highlands.

The collection of outbuildings and structures is important in illustrating the development of the estate as a pastoral property. The Milton Park estate is important for the stock breeding activities of Anthony Hordern and together with nearby Retford Park is associated with the Hordern family's involvement with Royal Agricultural Show. The place is also significant for its association with the King Ranch Company and development of the Santa Gertrudis breed.

Date significance updated: 15 Oct 18



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 Premier and Cabinet copyright and disclaimer.

Description

Designer/Maker:

Morrow & De Pultron (house & garden), Mary Horden (garden)

Construction years:

1910-1933

Physical description:

MILTON PARK

The site is part of the original 480-hectare Milton Park estate. It is situated in a rural environment, approximately eight kilometres east of Bowral. The site retains stands of native eucalypts, however, little remains of the virgin bushland. The site is more densely vegetated in its western and southern parts with wind breaks and retained mature, native vegetation. The areas around Milton Park house also have an enclosed character created by the various garden 'rooms'. 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 enjoys north and north-easterly views over the garden and across the valley. The house is approached via long driveway, lined with mature Monterey Pines (*Pinus radiata*).

The components of the site are the original house with hotel additions, outbuildings and structures, an 8-acre garden and extensive forests and groves of exotic and native trees. Outbuildings include Milton Park Cottage, the lodge (former gatehouse), Reservoir, Carriage House/Stables, Carriage Master's Cottage, former Bull House (artificial insemination facility), Machinery Shed/Hayrack and Cottage, Sales Room, and remnants of the former bullocks, dairy and separating room/milking shed. Other components of Milton Park which contribute to the significance and character of the place are the entry, the drives, the paddock (circle) and enclosures. Contributory characteristics include the relationship of the house to the garden, the contrast of narrow, framed vistas and open views, and the rural setting.

CARDENS

The grounds are graded 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 with the 1930s modifications directed by Mary Horden. 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 parterre. 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, statuary and iron gates serve as accents.

The following description of Milton Park's garden setting is adapted from 'Gardens of the Southern Highlands' (North, Cavanough and Prett, 1990, pp. 62-65; it reflects closely text also by North (1986, 23-27).

The driveway up to the house is flanked with dogwoods (*Cornus florida*), and a variety of rhododendrons and camellias. On the lawn immediately in front of the house are the two substantial weeping beeches, 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 rhododendrons. The climbing roses around the tennis court have been trained into a series of elaborate hoops.

In front of the house the porte-cochère is covered with a variegated large-leaved Canary Island ivy (*Hedera canariensis* 'Variegata'). From the porte-cochère a central path planted with standard yuccas, leads to a small pool. Along the drive past the porte-cochère to the right is a stone flagged path which is the start of a circular walk of the garden. This area is heavily planted with evergreen azaleas, Japanese maples, gold dust plants (*Aucuba japonica*), 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 Japanese maples, wisteria and a swamp cypress (*Taxodium distichum*).

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On the path past the waterfall pool a flight of stone steps leads up to the rose parterre. The rose parterre is fronted by a stone balustrade surmounting a massive retaining wall of local sandstone. The rose beds are enclosed by box hedges, now some 75cm high and separated by gravel paths. Topiary birds complete the scene.

On the lower level, north of the sandstone retaining wall, is a long border and beyond it, a tall cypress hedge. The border has been planted primarily for spiling effect, with a variety of low growing perennials and some shrubs. Espaliered fruit trees are trained against the sandstone wall, which is slightly curved, so that the eye is drawn along its length to a stone arch at the far end.

Through this arch a low stone wall separates the garden from a paddock, which is entered through double iron gates and which in spring is a mass of bluebells. Leading down to this gate is a yew tree covered pergola, which is planted on one side with bishops hats (Epinedium species) and on the other with ferns. On either side of this pergola is a small paved garden with a pool. The one to the right, in a sunken garden in the centre of which is an unshaped pool. The whole is enclosed with tall Lawson cypress or Port Orford cedar (Chamaecyparis lawsoniana). To the left of the pergola is a raised pool made from a single block of sandstone weighing several tons. The pool formerly contained a charming stone figure of a dwarf and frog, that has since been removed. These two areas have a backdrop of mule-modocendrons and camelias.

Another flight of stone steps leads to an area of lawn, in each corner of which is an English ash (Fraxinus excelsior) and in the centre a large spreading tulip tree (Liriodendron tulipifera), around the base of which is a white-painted wooden seat.

Horizontal-stepped steps leading down to the new Conference Centre, while continuing back along these steps is a meandering path through rhododendrons and evergreen azaleas. Further to the left are huge clumps of eleocharis while the path itself is bordered with hundreds of hellebores.

MILTON PARK HOUSE
Milton Park House, designed by architects Morrow & De Putron, is a Federation Arts and Crafts bungalow with simple Art Nouveau detailing. The house features an asymmetrical form, hipped and gabled roofs with prominent eaves, deep verandahs, walls of grey cement render and an unusual octagonal tower. Although significantly modified, its overall external form, materials and detailing demonstrate the main characteristics of the Federation Arts and Crafts style, overlaid with eclectic elements such as the simple classical columns of the porte cochere and the tall, narrow balustrades.

HOTEL WING
The 1980s hotel wing, designed by the architectural firm of Phillip Cox and Partners, is screened from the drive by a stand of trees and other plants. It is a 2-storey structure with rendered brick walls and a pitched slate roof. Although physically connected to the main house, the hotel wing reads as a separate building. In contrast to the asymmetrical form of the main house, the hotel wing has a formal character due to the symmetrical, U-shaped arrangement. The formality is punctuated by the round fountain in the centre of the courtyard and restrained use of vegetation. The character of the courtyard contrasts with exuberant quality of plantings in the rest of the garden.

THE RING PADDOCK (CIRCLE)
Adjacent to the homestead (hotel) and formal garden, on the main knoll, is an area known as The Ring Paddock. This area, encircled by a low masonry retaining wall, is partly covered by a canopy of indigenous tree plantings. The road is finished in gravel, although a portion has recently been sealed. Views to the north and east of the ring paddock encompass open pasture land.

Part of the early infrastructure of the site was a well, constructed to collect water that flowed from a natural spring on the site. The water was pumped to a 400megalitre rectangular reservoir structure located on the highest part of the Ring Paddock. A condition of the 1980s development consent was that this system be decommissioned and the site connected to the Berinina District Water Supply. The reservoir has been recycled and used as a splitting tank, from which water is gravity fed to the rest of the site.

DURAL-OUTBUILDINGS & COTTAGES
There are two sets of rural outbuildings on the site, reflecting different phases in the history of the place. The early buildings of the Hordern phase are characterised by their brick construction, while the outbuildings constructed in the 1950s, as part of the King Ranch phase, are generally timber-framed sheds, clad in corrugated metal or timber.

The primary outbuildings and structures are from the Hordern phase of development and include the Reservoir, Carriage House/Stables, Carriage Master's Cottage (former Bull House (artificial insemination facility), Machinery Shed/Hayrack and Cottage, and Milton Park Cottage (the Lodge (former gatehouse)). A significant element from the King Ranch phase is the Sales Ring.

The Carriage House/Stables building (also known as the Stables and Garidge), is located south of the homestead. This two-storey structure originally accommodated horses on the lower level, on either side of the central carriage room, staff above, and a pigeon loft at the very top. The Carriage House/Stables has been converted to a residence. There is a whimsical, ivy-clad, arched porch at the western end, built out of recycled bricks from demolished buildings on site. The purpose of the addition was to incorporate a set of elaborate gates and lamps that were formerly part of the loading dock area of the demolished Anthony Hordern and Sons Department store at Buckfield Hill (now World Square).

The Carriage Master's Cottage located east of the Carriage House, has been refurbished and continues to be used for its original function as a residence.

The structure, former Bull House, also known as the artificial insemination facility, is located in the area south of the Ring Paddock. It has been modified minimally to convert it for residential use. The facility was originally surrounded by holding yards in an elegant geometrical design, and a number of sheds associated with the yards. The fencing of the holding yards has since been removed.

East of the ring paddock is the Machinery Shed/Hayrack and associated structures. The Machinery Shed has been converted to accommodate horses on the eastern part of the site, the former sales auction ring or Sales Ring with amphitheatre seating. This is a rare type of building structure in NSW. The sloping terrain in this area was exploited to create a gently sloping amphitheatre, with seating formed by roughly shaped logs. Post and rail fences enclose the area and the 9-sided ring itself is closed on both sections of metal fencing. The canvas shade cloth over the amphitheatre, seen in historic photographs, has been removed.

Milton Park Cottage, also known as the Lodge, is located near the entry. It has no visual connection to the entry or to other buildings of Milton Park, as it is heavily screened by vegetation and a high boundary wall. The cottage is a single-storey masonry building of asymmetrical massing with a hipped and gabled roof, clad in corrugated metal. It is painted in the same colour scheme as the other outbuildings of the site, with white walls and green roof.

Other remnants of early outbuildings include the Bulbipens, now incorporated in the hotel sales office and the Dairy, incorporated in the conference centre. The former Separating Room/Milking Shed is a freestanding structure adjacent to the conference centre.

Physical condition and/or Archaeological potential:
The built fabric of the site is in good condition and appears to be regularly maintained. Some of buildings have been well restored. Milton Park House has been considerably enlarged and modified as part of the redevelopment for hotel use, and has lost its integrity as the Hordern family's summer retreat.



The gardens are in moderate condition and require regular maintenance
Date condition updated: 19 Dec 17

Modifications and dates:

- The Milton Park homestead has been modified, extended and renovated several times since its construction. Early modifications were:
 - * Enclosure of the raised top storey of the tower with timber shingled walling and mullion of the gables with timber sashwork
 - * Western addition with a curved iron window
- Later modifications include
 - * Enlargement of the eastern wing to enclose an original open verandah
 - * Spiral staircase added to the porte cochere
 - * Major extensions to the rear (south)
 - * Major extension to the west to house hotel suites

The interiors of the ground floor, are considerably modified with successive renovations.

The pool, house, conference centre and conservatory were constructed in the period 1999-2000. Other farm buildings and structures have been recycled for ancillary hotel buildings.

The Milton Park formal Edwardian garden was modified in the 1950s, with removal of hedges and trees, to open views through the site. The 1930s structure has been largely retained with the following modifications occurring in the late 1980s as part of the hotel works.

- Replanting and terraced walks to the significant garden zones, including terraced lawns, rose parterre, tulip lawn, waterial pergola, sunken garden, paved court pool, curved perimeter border walk
- New reflecting pool in the former croquet lawn.
- Some clearing of the Pinus sp. plantation, south of the house, for the creation of a carpark.

Timber post and rail fence style enclosures and fences used consistently throughout the site are not sympathetic to the broader character of the Southern Highlands. Early photographs show a post and rail fence

Current use:

- Hotel, functions, recreation, pasture
- Former use:
- Aboriginal land, farm, rural retreat, pastoral property

History

Historical notes:

COUNTRY RETREATS OF EAST BOWRAL

The opening of the railway in 1867 made the Southern Highlands accessible to Sydney. The scenery and the cooler summers made the area popular as a tourist and recreation destination for those who sought relief from the summer heat and the miasma of the city air. From 1870, boarding houses were built in Moss Vale and Sutton Forest, as holiday accommodation. At the same time, country retreats for the wealthy, were being developed in Bowral. By 1890, members of Parliament, military officers and retired public servants had 'country seats' in Bowral. Typically, these retreats included a distinctive homestead and associated outbuildings, gardens and extensive windbreaks. 'Summer seats' (c. 1875) and Retford Park (c.1887), are examples of this type of development.

In the vicinity of Sydney, similar 'hill stations' or country retreats were also being developed in Mount Wilson in the Blue Mountains.

HORDERN FAMILY

Milton Park is associated with the Hordern family, a Sydney retailing dynasty who are also known for having created many celebrated gardens around their residences in Sydney, and in the Southern Highlands. Anthony Hordern II (1815-1876) built Retford Hall on Darling Point. His son Anthony Hordern III (1842-1886) built Shulra Hall in Croydon, an Italianate villa on a landscaped hilltop. Another son, Samuel Hordern (1845-1909) established Retford Park in Bowral as a summer retreat and began a period of the Hordern family's presence in the Southern Highlands. Samuel Hordern's eldest son, Sir Samuel Hordern (1875-1956), inherited Retford Park, and his other sons, Anthony (Tony) Hordern (1889-1970) and Lebbeus Hordern (1891-1928), acquired land nearby: Milton Park and Hopewood, respectively.

The younger, Sir Samuel Hordern, had engaged the architects Morrow and De Putton to design the Babworth House estate on Darling Point in Sydney. They went on to design warehouses for Anthony Hordern and Sons in Sussex Street, a new storey for the New Palace Emborium and to create Milton Park (1910), and Hopewood (1912) in the Southern Highlands.

ESTABLISHMENT OF MILTON PARK

Milton Park was established in 1910 by Anthony (Tony) Hordern (1889-1970), on 480-hectare, hillside property, formerly known as Mansfield's Farm. Prior to Hordern's ownership, Mansfield's Farm comprised several dairy farms and bushland. Hordern remained the property Milton Park after the town of Milton on the south coast which was founded by his maternal grandfather, John Booth.

The house was built in 1911, designed by architects Morrow and De Putton in an eclectic combination of styles, with elements of Arts and Crafts, Queen Anne and some classical embellishments. The house was symmetrical, with a low, octagonal tower and an ensemble of gabled roofs with tall chimneys. Its brick walls were cement-rendered and the roof clad in slate shingles. The stable-ends featured a half-timbered effect with stucco mullion. Classical columns on the porte cochere and Italianate balustrades added to the eclectic character of the building. Interior detailing employed simple Art Nouveau motifs.

Anthony (Tony) Hordern inherited the Sydney property, Retford Hall in 1909. Milton Park served as his country retreat and became the focus of entertainment for many members of the Sydney social set of the time.

Architects in Sydney also to Melbourne paid attention to the design of the house and garden as a unified composition. The Hordern family, major Sydney retailers, were responsible for a number of important gardens in Sydney and rural New South Wales from the 1860s, and some of them were associated with Arts and Crafts houses by architects Morrow and De Putton. At Samuel Hordern's Babworth House, formal stair ways descended from the porte-cochere to sunken gardens and groves, distinguished by an important botanical collection, at Milton Park, for brother Anthony Hordern. The site was graded to form a series of platforms and enclosures descending to a rose garden, herbaceous border, and oak glade underplanted with bluebell. The grounds at Hopewood House, Darling Point (1914) were designed along with the house by Hordern, and de Putton for 25-year-old Lebbeus Hordern, brother of Samuel and Anthony. The grounds were entered through an elaborate wrought-iron gateway, its piers topped by iron pots and probably Craftman-inspired lamps designed by the Ornamental Steel Manufacturing Company. The garden was laid out on different levels connected by formal stairs and included lawns, a tennis court and croquet lawn at the edge of which was a circular domed shade house, one of the few elements of the garden that remain (Edquist, 2008: 171).

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Kimberley Drive, Bowral

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



DEVELOPMENT OF THE GARDEN

The south and western perimeters of the Milton Park Estate were planted extensively with Monterey pine (*Pinus radiata*) and Bhutan Cypress (*Cupressus torulosa*) to create protection for the site, particularly from westerly winds.

The garden was established as a series of formal geometric beds and low clipped hedges. Weeping beech trees (*Fagus sylvatica* - *Pendula*) were planted directly in front of the house. Other imported wicker plantings were species of ash, elm and maple. Local sandstone was used to construct garden walls and gates. Some convict-made stone blocks, were brought from the adjoining property Coomelton Park, which was also purchased by Hordern, including a large block used to form a trough and fountain in the sunken garden.

After the death of Hordern's first wife, Viola, in 1929 and following his marriage in 1932 to Ursula Mary Bullimore, changes were made to the house as well as the gardens. Many more trees and shrubs were imported and planted at that time including standard clematis around the swimming pool. Much of the credit for maintaining the high standard of the garden over the years is due to Miss Faney, the head gardener, who went to Milton Park in 1910 when Hordern bought the property. He was assisted by Hattie Ford and, since 1940, by Oliver Sproule (Le Guay & Sproule, undated).

WW2 brought a halt to development of the garden and the site was used for growing vegetables for the armed forces. The garden was opened to the public for the first time in 1945.

STOCK BREEDING

The fourth generation of Horderns in Australia became involved in stockbreeding. Sir Samuel Hordern who established Retford Park in Bowral imported Jersey and Avonshire stud cattle. Cited as a breeder, he encouraged many backsheeps, hunters and Welsh ponies and exhibited them at the Easter Show. He was president of the Royal Agricultural Society (RAS) from 1915-17.

Milton Park with its modern bred Queensland Shorthorn, Hereford cattle and Welsh ponies. He also bred Mandarín ducks, native and exotic finches and parrots, budgerigars and canaries. Anthony, was a foundation chairman of the Queensland Cattle Society and foundation president in 1931 of the Australian Pony Stud Book Society. A vice-president of the RAS in 1933-36 and Council for forty years, he chaired a well committed from 1938. He helped his brother Samuel to build up the show and as a regular exhibitor won many major prizes with his horses and cattle (Australian Dictionary of Biography).

At one time Milton Park and Retford Park were adjoining properties, the boundaries extending much beyond their current sites. In 1860 Milton Park was sold to King Ranch (Austonia) Pty Ltd. King Ranch transferred its headquarters to Milton Park and developed the site as a showpiece. King Ranch also purchased the adjoining Retford Park in 1962 and use both properties for their top stud Quarter Horse and Santa Gertrudis cattle breeding operations.

The first bull of the Santa Gertrudis strain was imported from the USA in 1933 and presented to Council for Scientific and Industrial Research (CSIIR) for breeding purposes. The breed was not declared until 1940. In 1952 King Ranch, Australia introduced the Santa Gertrudis breed to Australia with the importation of 75 bulls and 200 heifers to the station property in Warwick. Queensland. King Ranch played a significant role in developing the Santa Gertrudis breed and establishing it across Australia. Santa Gertrudis is a topically adapted breed and represents a major component (up to 25%) of Australia's cattle herd, which is mostly located in Queensland and the Northern Territory.

From 1955 until 1963, the King Ranch held an annual sale at Milton Park on the Tuesday prior to the Royal Easter Show, offering twelve bulls and a small number of quarter horses. The highly successful sales were conducted in a purpose-built sales ring on the eastern part of the site.

Peter Bailieu and Edwina Bailieu (nee Hordern) owned a part share in Milton Park and used the house as their country residence while operating the estate for King Ranch. In 1976 (White, 1986, 27) says it was 1976) the Bailieus took full control of the property as the West Kimberley Cattle Company Pty Ltd. They remained at the site until 1984 when Milton Park was sold publicly for the first time, ending the Hordern family's financial interest in the place.

Following subdivision in the late 1970s, the Milton Park estate was reduced to 169 hectares and was no longer an economically viable rural property.

COUNTRY HOUSE HOTEL RESORT

In 1964, the 109-hectare (White, *ibid.*, says 107) ha site, comprising the original home, outbuildings and the garden was purchased by a company representing the family interests of Robin and Doreen White. Dr John Cobble (White, 1986, 27) and Mr Court. They initiated a program to establish the house as part of a rural hotel-resort.

A small number of other committed families later joined the consortium. The buildings, irrigation system and services infrastructure were being overdue for major renovation (White, *ibid.*, 27).

The redevelopment of Milton Park as a hotel was designed by the architectural firm of Phillip Cox and Partners. The works included renovation of the interior of the homestead and construction of a substantial new wing to accommodate hotel guest suites. White (1986, 27) notes the concept was a small, world-class Country House Hotel (42 guest suites, around a courtyard) based around the homestead and to design a number of country houses that could be offered for sale to fund the estate's restoration. Inspiration was taken from English country house hotels and those of Retain and Chateau de France. The hotel manager came from ten years experience as manager of Craveley Manor in East Sussex, England (White, 1986, 28). The redevelopment also included the planning and design of two villages adjacent to the homestead and gardens. These are architectural expressions embracing tall gables and chimneys covering a series of meandering pavilions reminiscent of Lutens and Arts and Crafts movement houses in England. The first village of 20 houses was completed in 1986 and the second and last village of 24 houses followed surrounding a central landscaped space in the tradition of English village commons (ibid., 28).

The primary conservation principles adopted to conserve Milton Park were preservation of the north and north-westerly views from the house and garden, preservation of the main knob as a natural landscape element and utilisation of existing buildings and infrastructure, as far as possible, to minimise impact on the landscape.

Milton Park was sold in 1989 and the new owner expanded the property to 340 hectares. The site changed hands again in 1993 when it was purchased by Aman Resorts. Aman undertook refurbishment of the buildings that established the place as a luxury hotel. Major conservation works were also carried out on the gardens from 1994 and 1996 in accordance with a management plan prepared by Alan Environmental Designers.

In 1996 the site was purchased by the Dobler family who further integrated the hotel as a business. The Doblers undertook refurbishment of the house and the gardens and retained a number of the outbuildings. They developed the hotel facilities, adding a new bar, billiard room and dining area to the main house. They also added new buildings to the site, including the pool house, conference centre, day spa, tennis pavilion and an orangery. The gardens were recognised as a significant asset of the place and the philosophy for work on the gardens was to maintain the existing structure and to replace like with like for any plants, material that was declining. The stock breeding history of the place was also recognised and celebrated and in 2002, Milton Park hosted a re-enactment sale on behalf of the Santa Gertrudis Breeders' (Australian Association, 10) to commemorate the golden jubilee of the introduction of the breed to Australia.

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Kimberley Drive, Bowral

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1. Culture-Developing cultural institutions and ways of life	Creative endeavours/activities associated with the production and performance of literary, artistic, architectural and other imaginative interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Landscapes, buildings, 20th century small WW2
2. Culture-Developing cultural institutions and ways of life	Creative endeavours/activities associated with the production and performance of literary, artistic, architectural and other imaginative interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Designing landscapes that are visually stimulating
3. Culture-Developing cultural institutions and ways of life	Creative endeavours/activities associated with the production and performance of literary, artistic, architectural and other imaginative interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Building in response to natural landscape features
4. Culture-Developing cultural institutions and ways of life	Creative endeavours/activities associated with the production and performance of literary, artistic, architectural and other imaginative interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Building in response to natural landscape features
5. Culture-Developing cultural institutions and ways of life	Creative endeavours/activities associated with the production and performance of literary, artistic, architectural and other imaginative interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Interpretive or inventive works and/or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities	Interior design styles and periods - hotel Warrumbungle National Park
6. Phases of Life-Marking the phases of life	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Associations with early modern gentlemanly gentry
7. Phases of Life-Marking the phases of life	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Associations with Les Farley, Milton Park Gardener
8. Phases of Life-Marking the phases of life	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Associations with the 7th and 8th generation Milton Park
9. Phases of Life-Marking the phases of life	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Associations with David Schmale gentleman farmer
10. Phases of Life-Marking the phases of life	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Associations with King Farley (Australia) Breeding
11. Phases of Life-Marking the phases of life	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Persons/activities of, and associations with, identifiable individuals, families and communal groups	Associations with Anthony Hordern, sheep breeder

Assessment of significance

SHR Criteria a)

[Historical significance]

The Milton Park estate is an outstanding example of development in the Southern Highlands by wealthy Sydney businessmen and politicians, who created country retreats to escape the summer heat and spend time in the healthful mountain air. This phase of development began in the 1870s, encouraged by the opening of the railway in 1867

The site is also historically important for the stock-breeding activities of King Ranch (Australia), who played a significant role in developing the Santa Gertrudis breed and establishing it across Australia

SHR Criteria b)

[Associative significance]

Milton Park is associated with Anthony (Tony) Hordern, a fourth-generation member of the Sydney retailing dynasty who founded the famous Anthony Hordern and his brother Samuel of Retford Park, made a contribution to the livestock of Australia with the importation of many breeds of horses, cattle, sheep, dogs and birds and are recognised for their support of the Royal Agricultural Show

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The Hordern family is also known for having created celebrated gardens around their residences in Sydney, such as Babworth House in Woolahra and Shobra Hall in Croydon in the Southern Highlands. Brothers Sir Samuel Hordern, Anthony Hordern and Leobius Hordern, established country retreats with extensive gardens at Retford Park, Milton Park and Hopewood, respectively.

The site is also associated with the stock breeding activities of the Lewis King Ranch company.

SHR Criteria c)

(aesthetic significance)

Milton Park is significant as an elegantly designed rural retreat and pastoral property set in the Southern Highlands of New South Wales. The layout and components of the former estate, including the homestead, gardens, extensive plantings of windbreaks, retained native vegetation, the King Paddock and collection of outbuildings and structures, form a cohesive cultural landscape of high aesthetic value. Significant views across the open pastures and shallow valley to the north and east of the site contribute to the aesthetic qualities of the place.

The gardens of Milton Park are aesthetically distinctive in terms of size and planting and are unmatched by other country house gardens in the Southern Highlands. They are significant for the extensive and excellent use of many exotic plant species, particularly the weeping Beech trees, Camellias and Rhododendrons. The selection of species used demonstrates horticultural innovation as many species were planted for the first time in the region at Milton Park. The weeping beeches are believed to be the first, planted in Australia. Although the gardens have evolved over time, they retain the 1850s layout developed by Mary Hordern.

Collectively, the group of outbuildings and structures on the site are significant in demonstrating the development of the estate as a rural retreat and pastoral property. These include Milton Park House, the Reservoir Carriage House/Stables, Carriage Makers Cottage, former Bull House (Artificial Insemination facility, Machinery Shed/Hayrack and Cottage and Milton Cottage) the Lodge. The Sales Yard is significant contributor structure, from the King Ranch phase of development.

Individually, Milton Park House is of aesthetic interest at a local level for its architectural qualities. Although extensively modified, its overall external form, materials and detailing demonstrate the main characteristics of the Federation Arts and Crafts style with its asymmetrical planning, combination of gabled roofs with prominent eaves and tall chimneys, rendered and shingled walls and Art Nouveau detailing.

SHR Criteria g)

(Representativeness)

The Milton Park is a representative, as well as an outstanding, example of the development of Southern Highlands retreats by Sydney businessmen and politicians, a phase which began in the 1850s. It demonstrates the main characteristics of such properties, including a substantial, architecturally interesting homestead, associated outbuildings, extensive plantings of windbreaks in the form of hedges and tree groups of primarily exotic species and a homestead garden notable for its design and plant materials. Summerlee (c. 1915) and Retford Park (c.1887) are other examples of this development.

Assessment criteria:
Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the listings below for the level of statutory protection.

Recommended management:
Recommendations

Management Category	Description	Date Updated
Heritage Management Plan (HMP)	Develop a Conservation Management Plan (CMP)	
Recommendations Management	Prepare a Heritage Schedule or Guidelines	
Recommendations Management	Early interpretation, promotion and/or education	

Procedures/Exemptions

Section of act	Description	Title	Comments	Action date
177	Exemption to allow works	Heritage Act - 177	Standard exemptions for works and activities in accordance with a current and valid development consent in force at the date of grant of listing or the NSW State Heritage Register (SHR) including an modification	14/12/2021

Standard exemptions for engaging in or carrying out activities / works otherwise prohibited by section 177(1) of the Heritage Act 1977

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



Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register	Milton Park - Country House (1984-1986)	1245	20 Sep 80	76	
Heritage Act - Determination Refused	No refused by Minister		3 Sep 86		
State Environmental Planning Policy	Heritage Act		1 Apr 86		
State Environmental Policy			21 Jan 80		
State Environmental Policy			21 Apr 89		
State Environmental Policy			27 Apr 80		
State Environmental Policy			30 Jun 87		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Wingecarribee Heritage Survey	2007	WINGECARRIBEE HERITAGE SURVEY	Her Planning Services	Jesselyn Colvoco	1.4

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Wendy Philip Hobbs	1987	Milton Park - The Redevelopment of an Historic Estate	
Written	Ben Collins & Associates, Australia (BCA)	2007	Milton Park - Garden House Heritage Report	
Written	Edyott, D. Hamet	2008	Garden Craft	
Written	Plan Environmental Designers	2008	Milton Park - Gardens Management Plan Report	
Written	Leahy, Catherine and Nicole O'Leary	2008	Milton Park Estate	
Written	Yorpe-Nunn & Associates	2008	Milton Park - a report on the environmental heritage of the original homestead	
Written	North, Tim	2008	The Gardens at Milton Park, Bowral, New South Wales	
Written	North, Tim, Ashleigh, Jane and Paul, Andrew	2008	Gardens of the Southern Highlands	
Written	Tanner, Howard & Gregg, Mark	2008	Milton Park, Bowral, NSW, in the Great Gardens of Australia	
Written	Webb, Chris	2008	From wilderness to pleasure ground: discovering the garden and no-cultural history of the Southern Highlands	1 , 2 , 3 , 4 , 5 , 6 , 7
Written	Wingecarribee	2008	The Restoration and Development of Milton Park	

Note: internet links may be for web pages, documents or images

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

Wednesday 22 September 2021

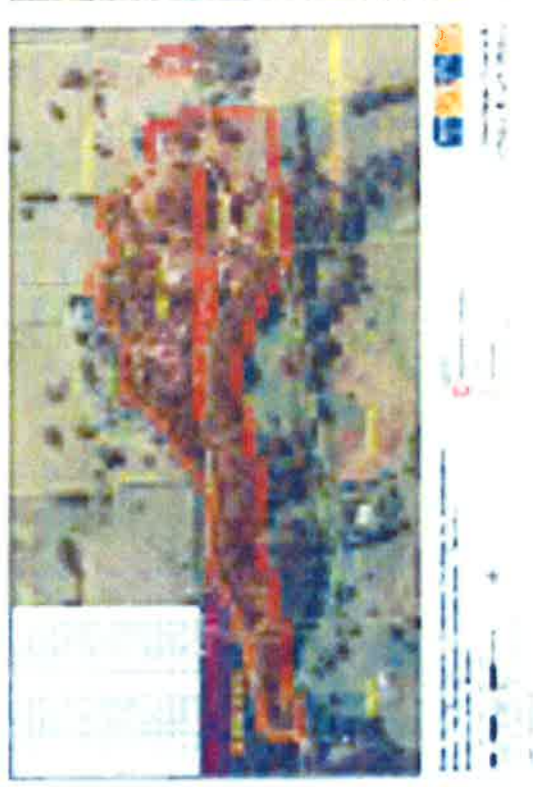


AGENDA FOR THE EXTRAORDINARY LOCAL PLANNING PANEL

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Data source
The information for this entry comes from the following source:

Name:
Heritage NSW
Database number:
5060021
File number:
S90/06515/1, EF16/6533

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

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

Wednesday 22 September 2021



ATTACHMENT 2: PHOTOGRAPHS to accompany HERITAGE STATEMENT REVIEW OF DA21/0257.01 Kimberley Drive, Bowral.
Caroline Cosgrove, 28 May 2021



Figure 1: View from proposed Lot 2 (Village 2 villas and heritage outbuilding and cottages) (to proposed Lot 1) (below fence line where cattle are sitting), existing Lot 313 DP 1245164.



ATTACHMENT 2: PHOTOGRAPHS to accompany HERITAGE STATEMENT. REVIEW OF DA 21/0257- 27 Kimberley Drive, Bowral



Figure 2: View of some of the existing State-heritage listed buildings (machinery shed, Hayloft and 1st Stable Manager's cottage at right) on existing Lot 313 DP 1245164, to be located on proposed Lot 2.

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

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

Wednesday 22 September 2021



ATTACHMENT 2: PHOTOGRAPHS TO accompany HERITAGE STATEMENT REVIEW OF DA 21/0257, 27 Kimberley Drive, Bowral



Figure 3. Front view of the State-heritage listed Haydon (c. 1911) on existing Lot 313 DP 1245164, to be located on proposed Lot 2.



ATTACHMENT 2: PHOTOGRAPHS to accompany HERITAGE STATEMENT, REVIEW, OF DA 21/0257, 27 Kimberley Drive, Bowral

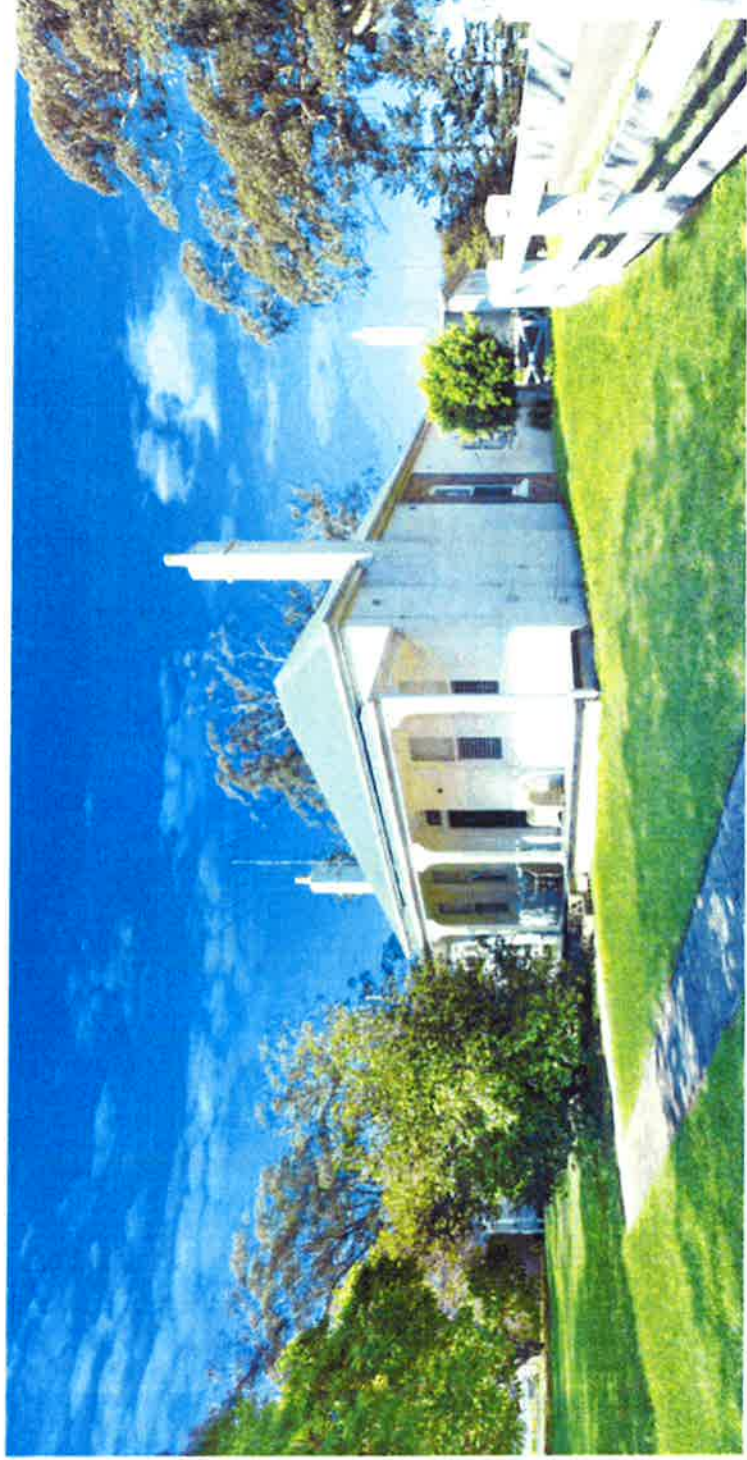


Figure 4. The State-heritage listed Stable Master's Cottage (c. 1910), located next to the Haybarn on existing Lot 313 DP 1245164, to be located on proposed Lot 2.

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



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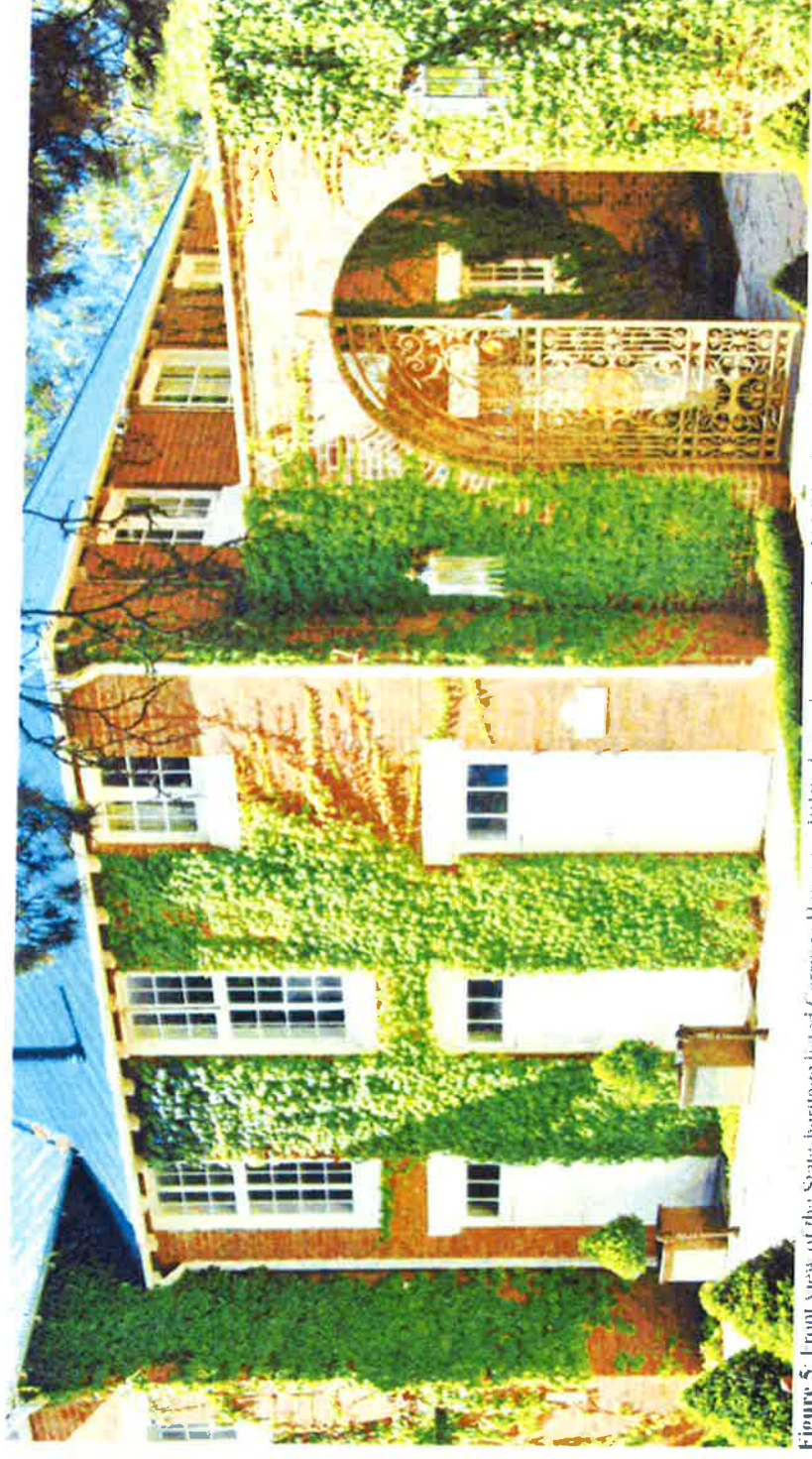


Figure 5: Front view of the State-heritage listed Carriage House (c. 1910), located on existing Lot 313 DP 1245164, to be located on proposed Lot 2

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



ATTACHMENT 2: PHOTOGRAPHS to accompany HERITAGE STATEMENT, REVIEW OF DA 21/0257, 27 Kimberley Drive, Bowral



Figure 6: Rear view of the State-heritage listed Carriage House (c. 1910), located on existing Lot 313 DP 1245164, to be located on proposed Lot 2



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

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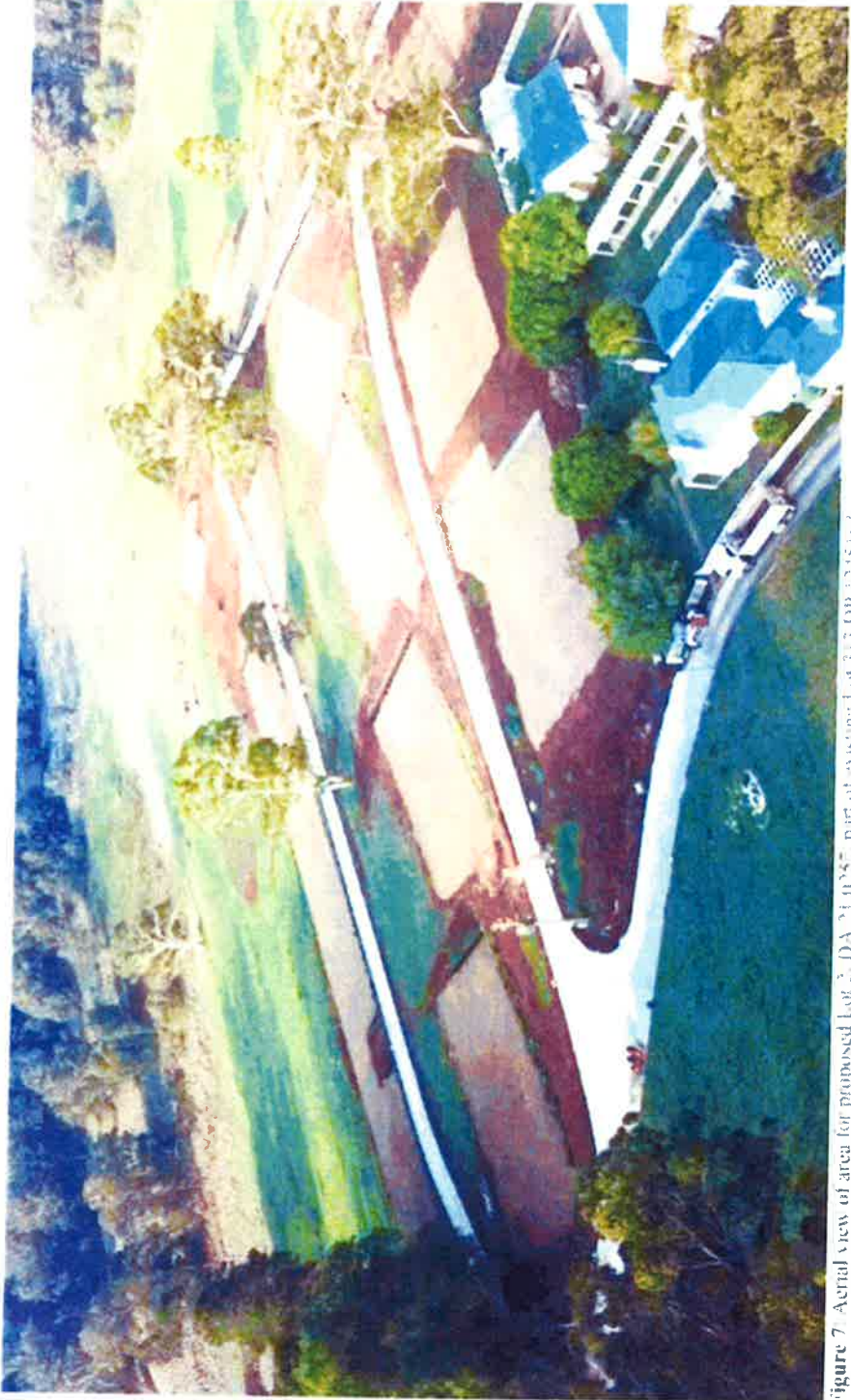


Figure 7: Aerial view of area for proposed Lot 2, DA 21/0257, part of existing Lot 313 DP 1245164



Government Gazette

of the State of

New South Wales

Number 238—Planning and Heritage

Friday, 25 September 2020

The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It also contains local council, non-government and other notices.

Each notice in the Government Gazette has a unique reference number that appears in parentheses at the end of the notice and can be used as a reference for that notice (for example, (n2019-14)).

The Gazette is compiled by the Parliamentary Counsel's Office and published on the NSW legislation website (www.legislation.nsw.gov.au) under the authority of the NSW Government. The website contains a permanent archive of past Gazettes.

To submit a notice for gazettal, see the Gazette page.



HERITAGE ACT 1977

**NOTICE OF LISTING ON THE STATE HERITAGE REGISTER
UNDER SECTION 37(1)(b)**

Milton Park Cultural Landscape
Horderns Road, Bowral

SHR No. 02026

In pursuance of section 37(1)(b) of the *Heritage Act 1977 (NSW)*, the Heritage Council gives notice that the item of environmental heritage specified in Schedule "A" has been listed on the State Heritage Register in accordance with the decision of the Special Minister of State made on 15 September 2020 to direct the listing. This listing applies to the curtilage or site of the item, being the land described in Schedule "B".

Heritage Council of New South Wales

SCHEDULE "A"

The item known as the Milton Park Cultural Landscape, situated on the land described in Schedule "B".

SCHEDULE "B"

All those pieces or parcels of land known as Lot 310, Part Lot 311 & Part Lot 312 of Deposited Plan 1191798; Part Lot 11 of Deposited Plan 264572, including section of Road Reserve (east of Horderns Road), Parish of Mittagong, County of Camden shown on the plan catalogued HC 3211 in the office of the Heritage Council of New South Wales.

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



**ORDER UNDER SECTION 57(2)
TO GRANT SITE SPECIFIC EXEMPTIONS FROM APPROVAL**

Milton Park Cultural Landscape

SHR No. 02026

I, the Minister administering the *Heritage Act 1977*, on the recommendation of the Heritage Council of New South Wales, in pursuance of s.57(2) of the *Heritage Act 1977*, do, by this my order, grant an exemption from s.57(1) of that Act in respect of the engaging in or carrying out of any activities described in Schedule "C" by the owner, mortgagee or lessee of the land described in Schedule "B" on the item described in Schedule "A"

The Hon. Don Harwin MLC
Special Minister of State,
Minister for the Public Service and Employee Relations,
Aboriginal Affairs, and the Arts
Vice-President of the Executive Council

Sydney, 15 Day of September 2020

SCHEDULE "A"

The item known as Milton Park Cultural Landscape, situated on the land described in Schedule "B".

SCHEDULE "B"

All those pieces or parcels of land known as Lot 310, Part Lot 311 & Part Lot 312 of Deposited Plan 1191798; Part Lot 11 of Deposited Plan 264572; including section of Road Reserve (east of Horderns Road); Parish of Mittagong, County of Camden shown on the plan catalogued HC 3211 in the office of the Heritage Council of New South Wales.

SCHEDULE "C"

All works and activities in accordance with a current and valid development consent in force at the date of gazettal for listing on the NSW State Heritage Register (SHR), excluding any modifications.

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



MILTON PARK TOURIST DEVELOPMENT

PRÉCIS OF SUPPORTING INFORMATION (PSI)

Attachment 'F'

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



'F'

Weekly Circular

Issue No 44

20 November 2020

Working with you

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COUNCIL WEEKLY CIRCULAR	
ITEM NO:	2
SUBJECT:	DEVELOPMENT APPLICATION FOR MODIFICATION TO APPLICATION SEEKING APPROVAL FOR TWENTY TWO (22) OF THE YET TO BE CONSTRUCTED TWENTY FOUR (24) STRATA VILLAS THAT WERE ORIGINALLY APPROVED
CONTACT NAME	Nick Wilton, Group Manager Planning Development and Regulatory Services.
FILE NO	11/0869 03

The purpose of this Weekly Circular is to inform Councillors of a Development Application for modification to application seeking approval for twenty-two (22) of the yet to be constructed twenty-four (24) strata villas that were originally approved

Site Description.

Milton Park is located at the eastern end of Horderns Road, Bowral. It is approximately 6.5 kilometres east of the Bowral Town Centre. The site contains the heritage listed Milton Park house, gardens and outbuildings, significant for their association with the Hordern family



Figure 1. Site Locality Plan (courtesy six maps)

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



The original 1985 approval for the 44 strata titled villas on which this S4 55 modification application relies related to Lots 12 and 13 DP 264572 that had a site area in excess of 100 hectares

As a result of the development proceeding in various stages over many years, accommodated through various subdivisions and a different ownership pattern, the original development site now comprises

- Lot 310 DP 1191798 being the 8 hectare site of the Milton Park Country House Hotel and Spa.
- Lot 313 DP 1245614, being the 53 hectare north paddock and development site.
- Lot 314 DP 1245614 being the 40 hectare south paddock that has development potential pursuant to the current zoning of the land under WLEP 2020

The already constructed twenty strata titled villas are situated within SP32202 (Village 1) The land that is the focus of this application is currently part lot 313 The proposed twenty two villas are indicated on the site plan

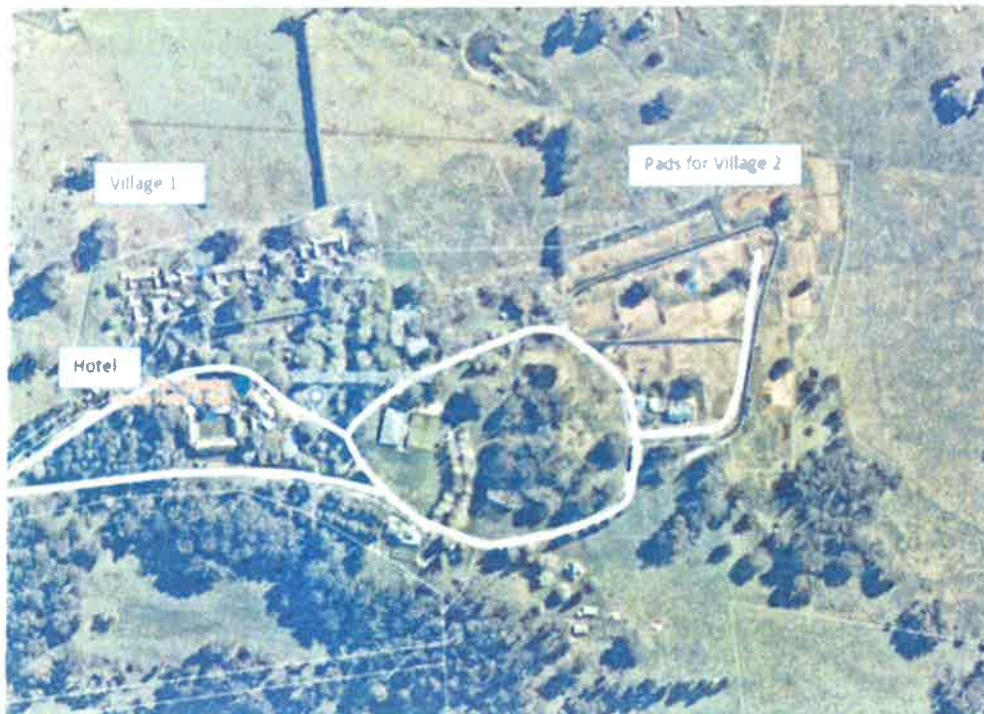


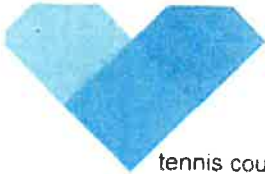
Figure 2: Site Plan showing building platforms constructed for village 2 and their relationship to the hotel and village 1

Lot 313 is currently the subject of Development Application 21/0257 that seeks to subdivide Lot 313 to create a development parcel that incorporates the Village 2 area

The development site is currently undergoing transformation with work being undertaken in accordance with a Construction Certificate associated with 11/0869. The extent of the works includes bulk excavation and the formation of the building pads for all the villas, pool house,

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

tennis court and pavilion the majority of site services the completion of all road works and other sundry works

Proposed Development

It is proposed to modify Development Application 32/27/3182/84 that was approved in two stages

- Stage 1 granted consent to Tourist Facilities Hotel, Conference Centre and Associated Facilities Restaurant/Conference centre, Amphitheatre Three (3) Residences for Proprietor/Management Storage facilities (dated 06/11/84)
- Stage 2 granted consent for 44 Strata Title Villa Units and Arts and Craft centre (dated 02/07/85)

The approved Strata Titled Arts and Crafts Centre comprises the Hay loft, The Carriage House and the two (2) adjacent Manager's Cottages all of which are original historic elements of the Milton Park Estate and all of which are being utilised in accordance with the original consent or with the provisions of Clause 7.11 of the WLEP 2010

The original consent has been physically commenced. The majority of the elements of the development as originally approved in Stage 1 have been constructed and now contribute to Milton Park being a pre-eminent tourist destination in the Southern Highlands

In relation to the strata title villa units, twenty (20) of the forty four (44) have been constructed and are occupied as residential dwellings

A further twenty (20) villa units have been approved under DA 11/0869 that modified the original development consent 32/27/3182/84. A Construction Certificate has been issued and work has commenced.

Under this proposed Modification nineteen (19) of the approved twenty (20) villas previously approved under DA 11/0869 retain their location and the additional three (3) villas are located within the ambit of those previously approved.

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



Figure 3: The three (3) additional villas are marked A, B & C (colour red on the site plan)

The modification seeks to reduce the number of two storey villas within Village 2, being villas 4, 17, 18 & 19 and to replace them with single storey villas. These are shaded blue on the site plan above

The number of two storey buildings previously approved is therefore reduced from thirteen (13) to nine (9) and the overall height of the development adjacent to the ridge-line has been reduced by in excess of 2m

The single storey villas are 3 bedrooms while the two storey villas are four bedrooms. They are designed to be suitable as either permanent residences or for use as short stay tourist accommodation. The architectural design of all single and two storey villas has been reviewed since the approval of DA11/0869, with minor modifications being made, representing a more contemporary neo-classical Georgian style

The location for all twenty two (22) proposed villas substantially mirror the original 1984 Concept Plan Layout. The Villas are clustered to the north east of the Milton Park Hotel and garden and are separate to the existing cluster of the first twenty (20) villas. This general arrangement has been accepted as part of the original master plan.



History

On Wednesday 26 August 2020 Council conducted an Information session in relation to development matters at Milton Park. Councillors heard presentations from representatives of Village 1 Milton Park Hotel, Local Historical Society, representatives of Tujilo Pty Ltd and from Council's legal representative (Shaw Reynolds).

The conclusion of the session, as summarised by Council's legal representative, was that there was no impediment to proceeding with the finalisation of the original development approved under DA32/27/3182/84 Stage 2, through the process of modifying that original development consent.

Permissibility.

The site is zoned E3 Environmental Management Zone under *Wingecarribee Local Environmental Plan 2010* and in this zone the development would not be permissible. The original development, which this application is seeking to modify, was lawfully approved under the provisions of *Wingecarribee Local Environmental Plan Amendment No 84*, dated 15 April 1985, which permitted 44 strata title villas and an arts and crafts centre on the land. Development consent (32/27/3182/84) was issued and is still valid and the applicant has the right to complete the development.

Assessment Timeline.

The application has been notified to the public from 3 November 2020 to 24 November 2020 and referred to appropriate Government agencies and internal Council Departments for comments.

The application has been called up for determination by full Council.

More details regarding the application can be found on Council's DA-Tracker at www.wsc.nsw.gov.au/da-tracker

Should you require any further information, please contact councillor.request@wsc.nsw.gov.au