

Heritage Impact Assessment

PROPOSED DEVELOPMENT | 63 BONG BONG ROAD | MITTAGONG



March 2017

Prepared by Zoltan Kovacs Architect

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1 Introduction

1.1 BACKGROUND

The owner of the property located at 66 Bong Bong Road, Mittagong has engaged the author to assess the heritage impact of the proposed development on the cultural significance of Mittagong. The proposed development consists of land sub-division of an existing allotment, which houses a heritage item.

This report sets out to briefly review the history of the place, state its cultural significance, assess the heritage impact of the proposed development on the heritage item in its vicinity and propose appropriate actions, if necessary.

1.2 METHODOLOGY

The methodology and terminology used in the preparation of this report has been drawn from the Australian *ICOMOS Burra Charter*, the *NSW Heritage Manual 2001 Update*, and J. S Kerr's *Conservation Plan* (rev. edn National Trust of Australia [NSW], Sydney, 1996). References to architectural styles are based on the identifications used by Apperly, R.; Irving, R. and Reynolds, P *A Pictorial Guide to Identifying Australian Architecture* (Sydney, 1989)

This Heritage Impact Assessment has been prepared in accordance with the requirements of the *Wingecarribee Local Environmental Plan 2010* and the NSW Heritage Guide.

1.3 AUTHORSHIP

This report has been prepared by Zoltan Kovacs, Architect & Heritage Consultant with all the photographs, unless otherwise identified, taken by the author. The author is a conservation architect with over thirty years experience in heritage conservation.

1.4 SOURCES

Some primary documentary sources were utilized in archival research for this project made available by the Berrima District Historical Society.

1.5 SITE IDENTIFICATION

The subject site is located in Mittagong on the north side of Bong Bong Road. Its address is 66 Bong Bong Road and it is identified as Lot 5002 DP 1160548.

2 Historical Outline

2.1 HISTORICAL CONTEXT

The land from Goulburn to Camden which encompassed the Mittagong district was traditionally the land of the Gundungurra people. The Wingecarribee River and the Wombeyan Caves were of great spiritual value to the local Aboriginal population. Unable to withstand the effects of disease and development brought about by European settlement, their numbers decreased catastrophically and they withdrew from the area by the late 19th century. People of mixed descent continued to live in the district for another generation, often employed in herding, fencing or as domestics.¹

Mittagong is said to have taken its name from a Gundungurra word meaning 'little mountain'.²

Development south-west of Sydney was slow, hindered by the *Bargo Bush*, which was considered impenetrable by the early colonists. In 1804 Charles Throsby found a way over the tablelands near Moss Vale and Sutton Forest. The construction of the *Great South Road* to Goulburn facilitated further exploration with Hamilton Hume discovering the country of Argyle, which now forms part of the Berrima district, in 1814 and Charles Throsby further exploring the tablelands beginning in 1817.³

The country seemed fertile and promising and Governor Macquarie granted land in the area to Charles Throsby and nine other settlers in 1819. Eventually Throsby and his brother held over 8,000 acres of land in the district. The first permanent settler in the Mittagong area was William Chalker, an emancipist, and for a long time the area was known as *Chalker's Flat*. Despite a promising start development was slow and there were only five bark and slab huts in 1853 in the area corresponding to the present day Mittagong, which for a long time formed an insignificant part of Sutton Forest and Bong Bong.⁴

Extensive land clearing in the area started around 1820 and agriculture was successful, but land was concentrated in the hands of a few landholders. In the whole of the Berrima district there were only 1415 persons and 179 houses in 1841.⁵ The rapid development that followed the Goulburn or Bathurst goldrushes evaded the district. Ironstone was found near Mittagong in the 1830s and in 1848 the *Fitz Roy Ironworks*, a foundry and mine, was established. For a while Mittagong was even known as *New Sheffield*. Agriculture which first relied on grazing cattle, sheep and horses, diversified by the 1860 with a timber industry and shale oil extraction at Joadja. But it was the coming of the railway which transformed the area and led to a population increase, as it not only made profitable industries such as mining in the Nattai Valley and brick making at Bowral, but it also brought recreational tourism from Sydney into the area with guest houses and summer residences springing up in Mittagong, Bowral and Moss Vale.⁶ The Mittagong Farm Homes for Boys, Mittagong TSB (training school boys), later known as Renwick was situated along Bong Bong Road.

¹ JRC, *Wingecarribee Heritage Study*, page 29

² Jervis, J. *A History of the Berrima District*, page 122

³ Jervis, J. *op. cit.*, page 15

⁴ *ibid*, page 201

⁵ Berrima District Historical & Family History Society 'Early Industries in the Berrima District' page 2

⁶ Jervis, J. *op. cit.*, page 36

2.2 OUTLINE HISTORY OF THE PLACE

- 1836** 1150 acres of crown grant to John Thomas Wilson.
- 1886** The grant is purchased by Stephen John Pearson and The Reverend John Louis Langly in partnership
- 1890s** Renwick Cottage is established as a children's home.
- 1901** The land is purchased by The Perpetual Trustee Company Ltd as DP 1874 & 283C
- 1906** Mittagong Farm Home for Boys is established as a government-run Probationary Training Home for boys aged 8 to 17 who had been convicted in the Children's Courts.
- 1918** The land is transferred to the Crown and a number of houses associated with Renwick are built.
- 1947** Mittagong Farm Home for Boys becomes the Mittagong Training School For Boys.
- 1976** The Mittagong Training School For Boys ceases operation.
- 1989** The subject land is created.
- 2003** Transfer 9436455. The house is renovated.
- 2011** Transfer AG76152; the current ownership is established.

2.2.1 Illustrations

No historic images of the site have been located in the Berrima District Historical Society or the PICMAN database of the Mitchell Library.



Figure 1 | *A group of children from the Mittagong Farm Home for Boys on the march; c. 1947*
(Source: Illawarra Advertiser)

3 Physical Description

3.1 SITE CONTEXT

The place is located in the south-eastern portion of Mittagong on the south side of the Old Hume Highway heading towards Bowral. The area is formed by open, rolling landscape of gently changing valleys and ridges with the undulating topography of high ground, characteristic of this part of the Berrima District. The country, which originally consisted of open woodland, was gradually cleared for grazing and settlement from the 1820s and large grassed paddocks were formed. Starting in 1889 large scale plantings of introduced trees took place consisting mostly of pines, elms and poplars used for windbreaks and boundary screens.

The site is located about a two kilometres south-east of the Mittagong town centre. The area around the site has recently been developed as a low scale eponymous residential suburb subdivided from the original *Renwick* estate.

3.2 PLACE

The 2 hectare site is bounded by Bong Bong Road to the south-west, a large open paddock to the west/north-west and recent subdivisions on the other sides. Bold Street touches the north-east corner of the site. Suttor House is visible from the roadway. Other improvements consist of a two storey timber shed, a tennis court in the south-east corner and a dam in the opposite corner of the site.

The block is a truncated rectangle with the rear and two side boundaries regular and the front forming an angle created by Bong Bong Road. The land falls gently from the front to the rear north-east corner near Bold Street.

The main entrance is located approximately in the middle of the front boundary. Taking an imaginary line from the entrance to the rear slightly east of north, the site can be divided into two very different portions.

The western portion is somewhat larger and apart from some perimeter trees and the dam, it consists of nothing else than undulating grassland previously serving as pasture. It is also somewhat lower than the rest of the site.

All the diversity of the site is concentrated in the eastern portion beyond the tree lined entrance leading to Suttor House, which is set well back from the road, but still prominent and visible for the passer-by in Bong Bong Road. The carpark associated with the house is to the west hidden from the front garden with its large trees. The tennis court is located to the east of the house, behind which there are a series of oval gardens separated by dense plantings and a copse with the timber shed which is almost on the dividing line. Beyond the oval gardens the land opens into more pasture terminating in the northern boundary.

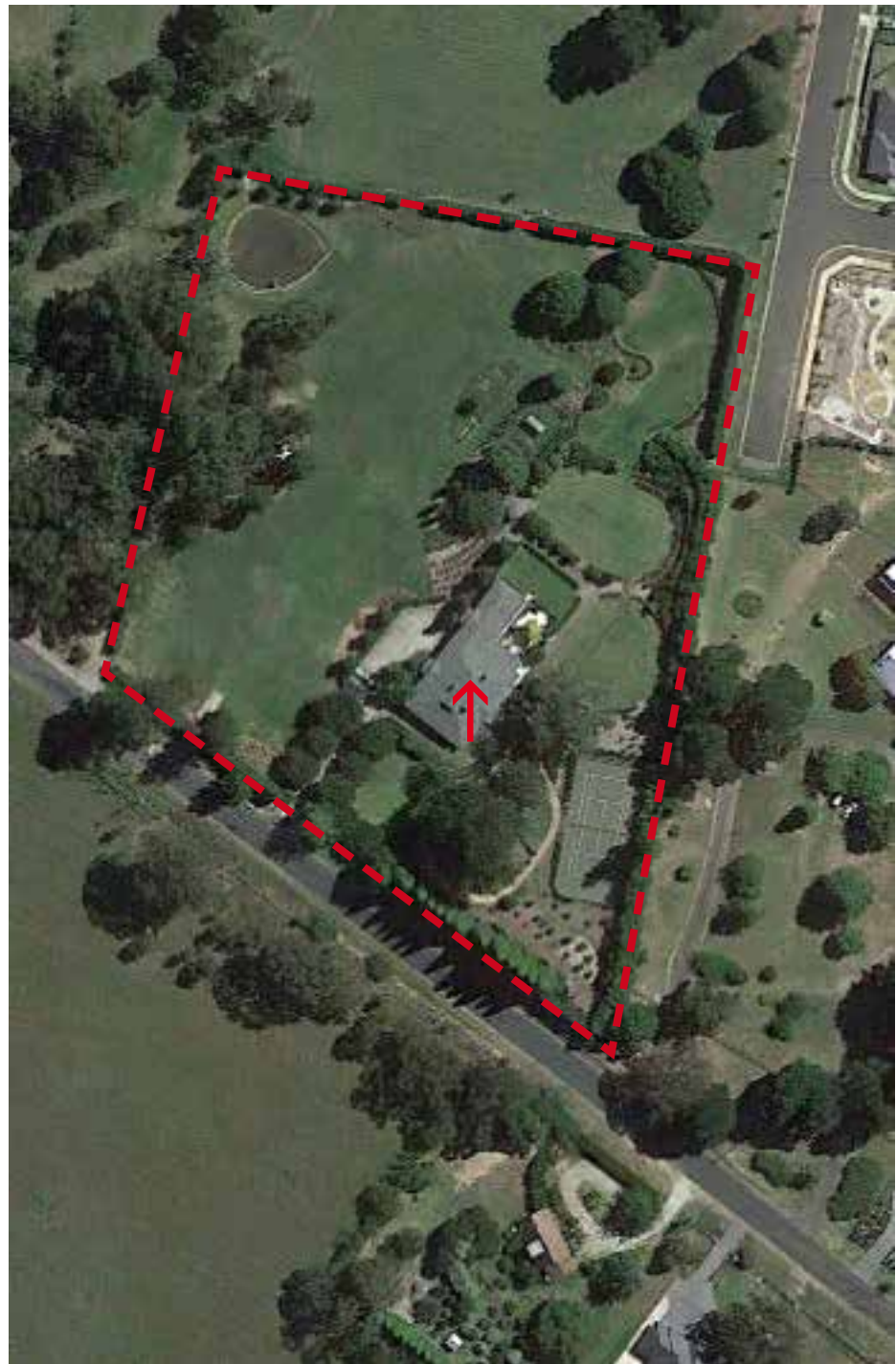


Figure 2 | *Aerial view of the site; Suttor House is marked with an arrow*

3.3 PHOTOGRAPHS

The photographs on the following pages describe the site and the adjoining heritage item in its setting and existing condition.



Figure 3 | *View of the site looking south-east along Bong Bong Road; the shed is visible marked with an arrow*



Figure 4 | *View of the entrance and Suttor House in autumn; in summer the vegetation screens the house completely*



Figure 5 | *View of the cypress hedge in autumn*



Figure 6 | *View of the entrance in summer*



Figure 7 | *The first view of Suttor House; from the entrance; the carpark is to the left*



Figure 8 | *View of the east side of the house; the carpark is behind the house*



Figure 9 | *View of the rear extension*



Figure 10 | *View of the rear of the house; note the outdoor barbecue chimney on the left*



Figure 11 | *View of the house form a distance*



Figure 12 | *View of the timber shed*



Figure 13 | *View of the lawn beyond the carpark*



Figure 14 | *View of one of the oval gardens*



Figure 15 | *View down towards the north-west corner, towards the dam*



Figure 16 | *View of the house from the lower end of the lawn*



Figure 17 | *View of the front in summer; Suttor House is barely visible through the vegetation*

4 Significance of the Place

4.1 PRINCIPLES

The concept of 'cultural significance' or 'heritage value' recognizes the value of a place or item, which cannot be expressed in monetary terms. Assessment of cultural significance attempts to establish the foundations on the basis of which a place or an item is valued by the community. Cultural significance is embodied in the fabric of the place, in its setting and its relationship to other items, the records associated with the place and the response that the place evokes in the community.

Both the Burra Charter of Australia ICOMOS and its Guidelines for Assessment of Cultural Significance; and the NSW Heritage Manual prepared by the NSW Heritage Office recommends that significance be assessed in categories such as aesthetic, historic, scientific and social significance. The NSW Heritage Manual includes two additional criteria for assessing the comparative significance of an item.

Since the preparation of the NSW Heritage Manual, the NSW Heritage Act 1977 was amended in 1999, and again in 2000. Under this amendment the NSW Heritage Council has adopted revised criteria for assessment of heritage significance. The evaluation of cultural significance is based on the adopted approach and the results of the assessment are incorporated into a statement of significance, which is usually included in the inventory sheet of a heritage item.

The heritage item subject to this study is part of a group of heritage items associated with the Mittagong Training School for Boys which include Suttor Cottage, Goodlet Cottage and Rowe Cottage. The group listing for the whole group and the individual listing for Suttor House are quoted below.

4.3 STATEMENT OF SIGNIFICANCE

The statement of significance for the group heritage item reads as follows:

Renwick Child Welfare Group / Mittagong Training School Group Is significant to the local community as the aesthetically most significant (group) component of the present Child Welfare Centre. The cottages are also amongst the oldest purpose built buildings on the site which has been associated with children's welfare facilities since the late 19th century. The cottages are also significant within the local area as good representative examples of substantial early 20th century residences, this significance being enhanced by the high degree of intactness of original fabric.

The statement of significance for the heritage item reads as follows:

Suttor House: Renwick Child Welfare Group Is significant socially and aesthetically within the local community as an early purpose-built component of the Renwick Child Welfare Group. Is also significant within the town as a representative example of an early 20th century Federation Bungalow residence, this significance due in large measure to the intact original form and detail of the main elevations but compromised somewhat by the size of subsequent additions



Figure 18 | *Diagram of heritage curtilage*

5 Planning Context

66 Bong Bong Road, Mittagong is affected by a number of statutory and non-statutory controls, guidelines and lists that are relevant to this assessment of heritage impacts. They are as follows:

- ◆ NSW Heritage Act 1997,
- ◆ Wingecarribee Local Environmental Plan 2010
- ◆ National Trust of Australia (NSW) Register

5.1 NSW HERITAGE ACT 1977

5.1.1 State Heritage Register

The State Heritage Register is a list of heritage items of particular importance to the people of NSW. It includes items and places of state heritage significance endorsed by the Minister on the recommendation of the Heritage Council. It came into effect on 2 April 1999 and it was created under the Heritage Amendment Act 1998 and replaces the previous system of Permanent Conservation Orders as a means of protecting items of State significance.

Currently the State Heritage register includes all items formerly protected by Permanent Conservation Orders and items identified as having State significance in heritage and conservation registers prepared by State Government agencies received by the NSW Heritage Office prior to 2 April 1999. Items on the State Heritage Register require approval from the Heritage Council of NSW for certain works.

66 Bong Bong Road is neither included nor proposed for inclusion in the State Heritage Register.

5.1.2 Interim Heritage Orders

Interim Heritage Orders can be made under Part 3 of the Heritage Act either by the Minister or, where authorised, a Local Government Council. Interim Heritage Orders replace the previous Interim Conservation Orders and orders made under Section 130. They are effective for a maximum period of twelve months.

66 Bong Bong Road is not affected by any Interim Heritage Orders.

5.1.3 Archaeological 'Relics'

Under Division 9 of the Heritage Act, a permit is required for the excavation of relics, unless there is an applicable gazetted exemption. Pursuant to Clause 139 of the Heritage Act, an excavation permit is required where excavation is proposed and there is reasonable knowledge or likelihood that disturbance or excavation of the land will result in a relic being discovered, exposed, moved, damaged or destroyed.

There is no evidence or likelihood that excavation of the land at 66 Bong Bong Road may disturb relics as defined by the Act.

5.2 WINGECARRIBEE LEP 2010

The Wingecarribee Local Environmental Plan 2010 is a statutory plan adopted by Wingecarribee Council. The relevant objectives of this plan are to protect the environmental heritage of the Southern Highlands, to identify heritage items and conservation areas and to provide measures for their protection, conservation and enhancement including their fabric; and to ensure that new development is undertaken in a manner sympathetic to the character of the conservation area.

66 Bong Bong Road is a listed heritage item - Suttor Cottage (Item 194) - under Schedule 5 of the LEP. It is also part of a group item (Item 275) - the Renwick Child Welfare Group with Goodlet Cottage and Rowe Cottage.

It is also in the vicinity of other heritage items:

- ***the Former Renwick Institution (Item 618)***
- ***the Willow Run Wells (Item 1193)***

5.3 NATIONAL TRUST

The National Trust of Australia (NSW) is a community-based conservation organisation. The Trust has assembled a Register of heritage items and conservation areas through the assessment work of its expert committees. While the Trust has no legal status, it is considered to be an authoritative guide to heritage significance, and the Trust acts as a lobby group for heritage conservation.

66 Bong Bong Road is identified by the National Trust of Australia (NSW).

6 Proposed Development

6.1 INTRODUCTION

The proposed development was prepared in a manner consistent with the cultural significance of the heritage item, while meeting the reasonable expectations of the owner of the subject site.

Advice was sought from a heritage consultant at an early stage to ensure that the cultural significance of the heritage item remains undiminished by the establishment of an appropriate curtilage around the item.

6.2 PROPOSED DEVELOPMENT

The proposed development consists of a number of interrelated elements, as follows:

- ◆ sub-division of the existing property into ten new allotments,
- ◆ creation of a lot boundary curtilage around Suttor House, and
- ◆ proposal for a new access road off Bold Street in the north-east corner of the site.

6.3 DOCUMENTS

The proposals are described and documented in architectural plans prepared by David Selden Design and survey plans prepared by RW Surveys P/L. The subdivision plans generally describe the physical aspects of the proposed development and this heritage assessment was based on the subdivision proposal submitted to council.



Figure 19 | Subdivision plan for the proposed development

7 Heritage Impact of Development

7.1 INTRODUCTION

The subject site is a listed heritage item under the existing statutory controls of the *Wingecarribee Local Environmental Plan 2010*, but it is not located within a heritage conservation area, however it is located in the vicinity of other heritage item of Local significance.

7.2 HERITAGE IMPACT ASSESSMENT

The following assessment is based on the NSW Heritage Office guide to the preparation of Statements of Heritage Impacts to help identify issues associated with the proposed development affecting heritage items in its vicinity.

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Wingecarribee,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The development site is very large in the local context and it is subject to a heritage listing, but it is not in a heritage conservation area. However it is in the vicinity of other heritage items. The proposed subdivision consists of a large allotment containing the heritage item - defined by its curtilage - and a series of typical suburban allotments located in an area which is away from the heritage item and the other items in the vicinity. An appropriate curtilage is maintained around Suttor House defined by the heritage consultant.

The site has no archaeological potential and it is not an Aboriginal place of heritage significance.

The objective is satisfied.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
 - (i) a heritage item,*
 - (ii) an Aboriginal object,*
 - (iii) a building, work, relic or tree within a heritage conservation area,*

- (b) *altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) *disturbing or excavating an Aboriginal place of heritage significance,*
- (e) *erecting a building on land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) *subdividing land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

There is a heritage item located on the development site. This heritage assessment represents an appropriate response to the consent requirements.

The requirement is satisfied.

(3) When consent not required

However, development consent under this clause is not required if:

- (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
 - (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
 - (ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*
- (b) *the development is in a cemetery or burial ground and the proposed development:*
 - (i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
 - (ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*
- (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
- (d) *the development is exempt development.*

This clause is not relevant to the application, as consent will be required for the development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the

heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The development site incorporates a heritage item - *Suttor Cottage* (I194) - located in the front half of the site.

Suttor Cottage is oriented towards the road and its spacious surroundings define it as an important rural residence. Its open setting therefore is part of its cultural significance which is protected by maintaining around the item a generous curtilage. Only one other allotment which is large at approx. 3600m², is visible from the road. As the new front allotment beside the heritage item occupies all the available area outside the curtilage the fact that is less than 4000m² has no conservation implications.

Future development consequent to the subdivision of the site will be located in the rear of the large site and it will be shielded from the public domain by the existing landscape barriers within the grounds. As the landscape setting is integral to the understanding of *Suttor Cottage* as a rural residence, the continuity of the screen planting is a reasonable expectation thus mitigating any visual impact generated by the development of the site.

The development will not affect the heritage item. The requirement is satisfied.

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

This heritage impact statement is to be submitted as part of the development application. This report addresses a property, which is identified as a heritage item. It is detailed and follows NSW Heritage Office guidelines and was prepared by an experienced conservation architect.

The requirement is satisfied by the provision of this report.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

This clause is not relevant as the application will have only minor impacts for the heritage item by the creation of an appropriate curtilage.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council of its intention to grant consent, and*
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

This clause is not relevant as the development site has no archaeological potential.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*

This clause is not relevant as the development site is not an Aboriginal place of heritage significance.

7.3 STATUTORY COMPLIANCE

7.3.1 Heritage Act

The proposals are consistent with the provisions of the Heritage Act.

7.3.2 Wingecarribee Local Environmental Plan

66 Bong Bong Road is a listed heritage item under WLEP 2010, and it is located in the vicinity of other heritage items. The foregoing has demonstrated that the proposed development is compatible with the cultural significance of the heritage item and those in its vicinity.

The proposed development complies with the heritage provisions of the WLEP 2010.

7.4 CONCLUSION

Having examined the heritage impact of the development on the cultural significance of the heritage item in its vicinity the following can be concluded:

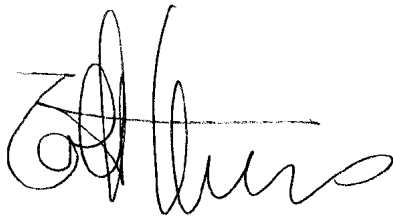
- ◆ the development does not generate any adverse impacts for the heritage item in its vicinity and the proposed curtilage will maintain the setting of the item unaffected.

8 Recommendations

Having assessed the significance of the place and the heritage impact of the proposed development the following are recommended:

- ◆ that Council should consent to the proposed subdivision in recognition of its lack of adverse heritage conservation impacts.

Signed

A handwritten signature in black ink, appearing to read 'Zoltan Kovacs', written over a horizontal line.

ZOLTAN KOVACS B. Arch (Hons)
ARCHITECT

9 Bibliography

Apperly, R.; Irving, R.; and Reynolds, P 'A Pictorial Guide to Identifying Australian Architecture' (Sydney, 1989)

JRC Planning Workshop 'Wingecarribee Heritage Study 1993'

Kerr, J. S 'Conservation Plan' (rev. edn National Trust of Australia [NSW], Sydney 1996)

'The Australian ICOMOS Burra Charter' (November 1999 update)

'The NSW Heritage Manual 2001 Update' (rev. edn. NSW Heritage Office, Sydney 2001)

'Wingecarribee Local Environmental Plan 2010'

10 Appendix

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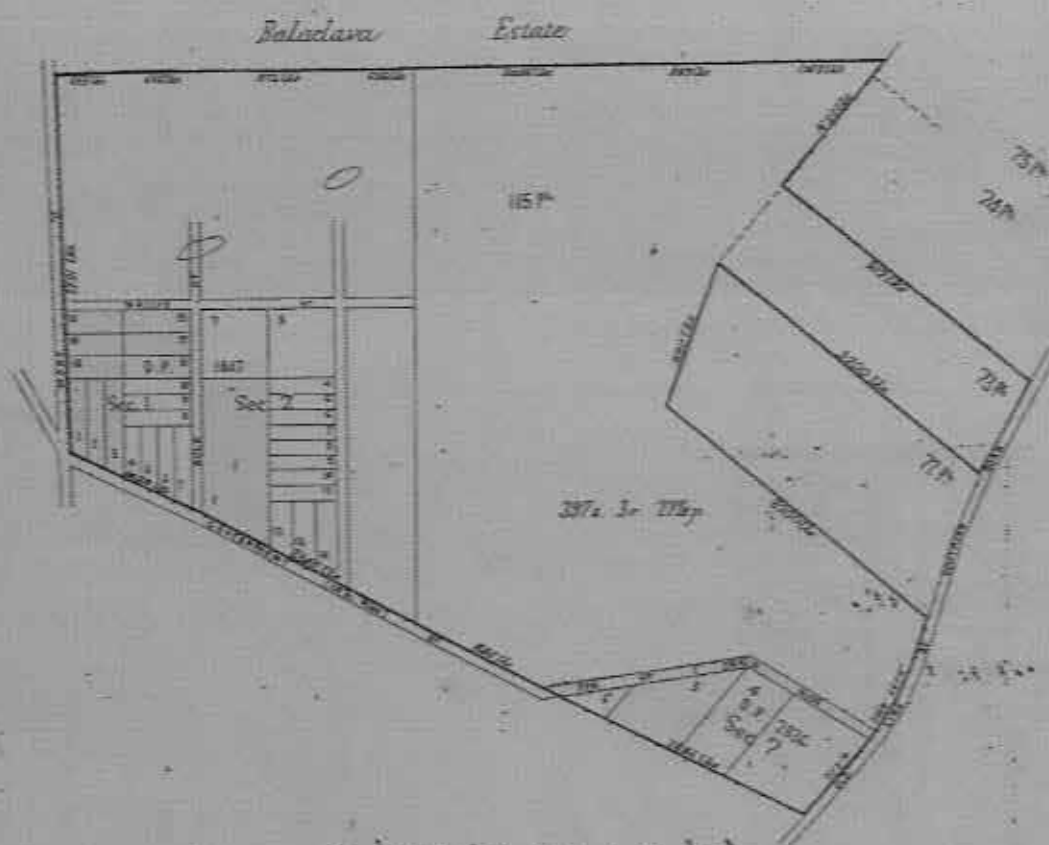
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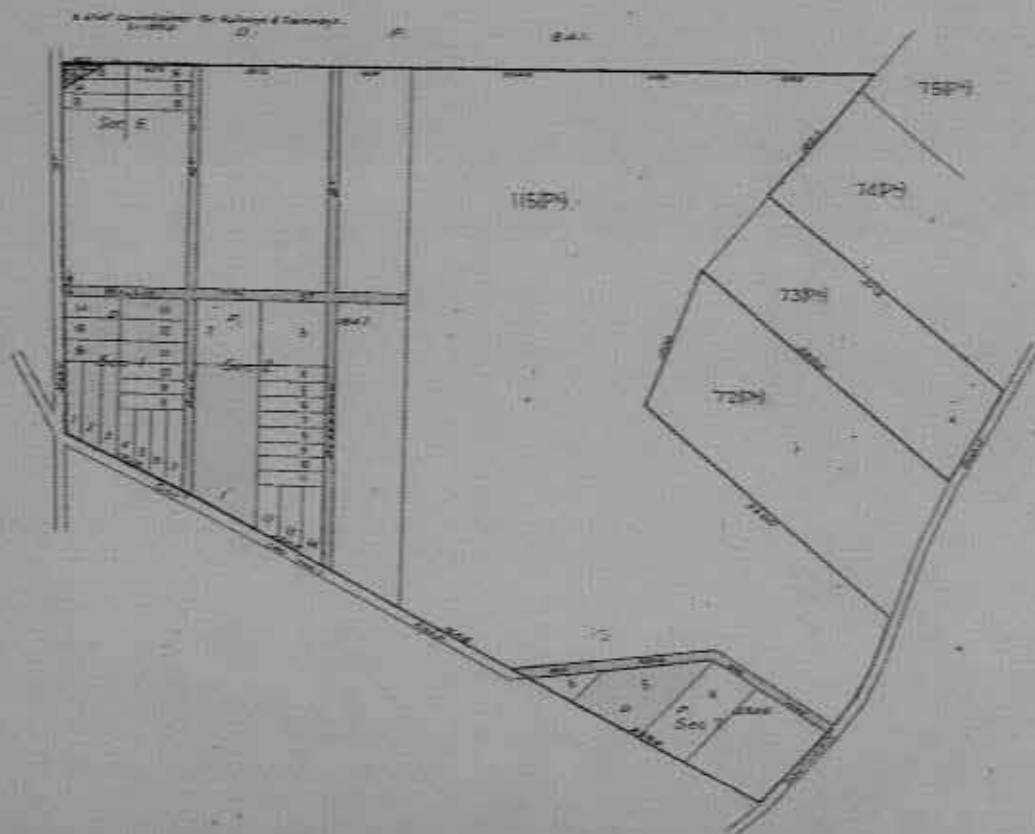
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D P 1847 & 283C



THE LAND
 BEING A 100'
 PT 101' 44" OF 10000'

Area are included in this tract. 100' of 10000' in north
 100' from 10000' and 100' from
 All lengths shown herein are correct
 Survey - 100' 44" to one acre

Electrication - Instruments

[illegible]



STATE OF TITLE

PROPERTY ACT, 1900



15540144

NEW SOUTH WALES

First Title Vol. 782 Fol. 240

Prior Title Vol. 2882 Fol. 123



Vol. 15540 Fol. 144

EDITION ISSUED

24 2 1989

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

CANCELLED

[Signature]
Registrar General.



SEE AUTO FOLIO

LAND REFERRED TO

Lots 4 to 10 inclusive of Section 1, Lots 2 to 14 inclusive of Section 2, Lots 1 to 12 inclusive of Section 3, Lots 1 to 3 inclusive of Section 4, Lots 1 to 6 inclusive of Section 5 and Lots 1 to 30 inclusive of Section 6 in DP1847 at Mittagong in the Municipality of Wingecarribee Parish of Mittagong County of Camden.

Title Diagram: DP1847

FIRST SCHEDULE

HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH THE SECOND.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. Part of land in Lots 14 and 15 of Section 6 has been resumed for railways and tramways.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

(Page 1) Vol.

15540 144

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

HIND & ASSOCIATES

G.P.O. Box 4519, Sydney NSW 2001. Phone: 02 9232 8300

<http://www.llbsearching.com.au>

Note: Information contained in this document is provided by GlobalX Information Pty Ltd (ABN 99 073 436 414)
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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

13/3/2017 11:07AM

FOLIO: 52/1040663

First Title(s): OLD SYSTEM
Prior Title(s): 4-8/1/1847

Recorded	Number	Type of Instrument	C.T. Issue
15/5/2002	DP1040663	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/3/2003	9436455	TRANSFER	
10/3/2003	9436456	MORTGAGE	EDITION 2
15/7/2003	9790009	MORTGAGE	EDITION 3
15/10/2010	AF777755	MORTGAGE	EDITION 4
19/1/2011	DP1160548	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

13/3/2017 11:05AM

FOLIO: 5002/1160548

First Title(s): OLD SYSTEM
Prior Title(s): 52/1040663 4006/1124863

Recorded	Number	Type of Instrument	C.T. Issue
19/1/2011	DP1160548	DEPOSITED PLAN	FOLIO CREATED EDITION 1
28/4/2011	AG76152	TRANSFER	EDITION 2
16/6/2011	AG257182	REQUEST	
16/6/2011	AG257195	REQUEST	
16/9/2011	AG504378	MORTGAGE	EDITION 3
16/7/2016	AK599599	DISCHARGE OF MORTGAGE	
16/7/2016	AK599600	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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