

Kalinya Estate

60 Great Southern Road Bargo

Kalinya Estate is a luxury residential accommodation venue on approximately 5 acres of manicured gardens in Bargo.

It provides short term accommodation for one group at a time of between 10 and 36 guests across the Homestead, Lodge and Barn, with options for those guests who book the accommodation to hold weddings, birthdays and other events and celebrations in the magnificent gardens at the property. It is also booked by corporates for retreats and other events.

Kalinya Estate also hosts charity events. For instance, following the Bushfires, Kalinya Estate, together with one of its regular corporate guests, put on a thankyou dinner and live entertainment for 150 of the local RFS volunteers from the 5 local brigades.

Kalinya Estate has been operating as an accommodation and event venue for over 25 years.

It has been heritage listed by the local council.

The main Homestead is one of the finest examples of colonial architecture and craftsmanship remaining in Australia. The 1860's colonial homestead incorporates stunning French doors, windows and shutters, over 10,000 metres of oregon and 1,000 metres of wide cypress weatherboards typifying the heart of estate living enjoyed by wealthy graziers in the 19th century.

The separate Lodge was built in the 1800's and was once the medical cottage for the area, before being repurposed into an impeccable French Rural style chalet.

The Barn was added to the estate around 30 years ago and has been repurposed as an entertainment haven complete with **gym, squash centre, games centre, piano and sports lounge and gold class theatre**, having once been used to build parts for submarines.

The original **carriage house** has been repurposed to hold functions, and the property features a **ceremonial gazebo** for wedding ceremonies, plus a **large swimming pool** and **tennis court**.

Most recently, during the period from 2016 to 2020, Kalinya Estate won:

- The Wollondilly Garden awards;
- The award for the best overall business in Wollondilly; and
- The award for the best tourism and accommodation provider in Wollondilly.

Over the years, millions of dollars have been invested by the owners in completely restoring the property. The owners have a substantial mortgage.

Last year, Kalinya Estate hosted **approximately 1,700 guests across 80 groups**. Those groups paid between \$3,000 and \$7,500 per night depending on which package they booked.

From this revenue, Kalinya Estate employs:

- 2 managers
- 14 cleaners
- Groundsmen and landscapers
- A pool service company

- builders, plumbers, service technicians, painters and handymen to carry out maintenance.
- Lawyers and accountants

All of these people are locals.

In addition to paying the rental fees, many of our guests utilise the services of approximately 50 local business including:

- Butchers, bakers, supermarkets, fresh food grocers and bottle shops.
- Restaurants, cafes and bars
- Baking companies
- Live musicians including Dale Burrige and Danielle Everett, String Trios and piano players
- Tennis coach,
- squash coach
- golf pro
- Yoga instructor
- Personal Trainer
- artist
- Service stations
- Flower providers
- Hair and makeup salons
- Grazing tables
- Bar service providers
- Photographers
- Celebrants
- Videographers
- Cattery and kennels
- Bicycle hire and tours
- Chefs and catering companies
- Fun money and murder mystery night providers
- Corporate and leadership trainers
- The Skin Loft for massages and beauty treatments (often conducted on site)

While staying with us, our guests also visit:

- The Train and Rail Museum at Thirlmere
- The wildlife Sanctuary at Bargo
- George IVth in Picton
- Mowbray Park for horse riding
- Ultimate Paintball
- Picton Sky Diving
- Picton Carting
- Mermaid Pools
- Appin and Avon Dams

Risk of Damage from Mine subsidence

We have a section 15B certificate from the Mins Subsidence Board approving all building works at the property up until 2007, which includes the Homestead, Lodge, Barn, pool, tennis court, gazebo.

Kalinya Estate is one of the 143 properties due to be directly undermined with subsidence of up to 1.6 metres. Nevertheless, there are many grey areas in relation to compensation.

Approximately 30% of these 143 properties are estimated to be severely damaged or unrepairable.

The edge of a massive Long Wall is depicted as going right through the middle of the Homestead, making Tilt a real factor for damage.

Concerns in relation to damage are as follows:

1. There could potentially be a long period from the time the property is damaged until the time the repairs are assessed and finalised. In addition to eventually paying to rectify the damage, in relation to income not received from the property due to bookings not made as a result of damage, who will reimburse the owners for short term rental accommodation income lost during the period from the damage to the end of the repairs, including all associated wedding and event income lost (noting that this year, gross revenue is estimate at approximately \$1,000,0000).
2. During that time waiting for assessment and repairs, who will pay Kalinya Estate staff, and who will compensate local business for lost income not generated through the Estate or its guests? Who will pay to maintain the gardens etc?
3. Given their unique heritage construction, if the Homestead and/or is damaged, what materials will be sourced and used to repair it?
4. Will the mine pay compensation reflecting any damages payable in relation to the cancellation of any upcoming guest stays, weddings or events?
5. If the Estate is not available to clients for an extended period, there will need to be time to rebuild the business to previous levels. Will the mine pay compensation until the business starts to receive the same gross income it was receiving prior to the damage?
6. Given the local heritage listing, part of which is in relation to the extensive gardens, if the bore is damaged and cannot be repaired, how will the mine compensate to allow watering of the extensive gardens in the future (currently done via the bore and settling dam)? For what period?
7. What happens if just the swimming pool is damaged and unusable for a period, or the tennis court? Or some other feature particularly desired by a guest. Will the mine pay compensation for bookings not made because of the unavailability of these facilities, all of which are key drawcards during the summer?

Kalinya Estate is unique in the area. The current owners (almost 20 years) and the previous owners (almost 30 years) have spent almost 50 years getting it to where it is. There is nothing else like it in Wollondilly. Undermining it will put the Estate at grave risk, particularly where there appear to be many grey areas in the compensation process. Why should the owners have to potentially spend years fighting to have their property and business returned to the state that they have already worked so hard to create and achieve in the first place.

Despite requests, the mine has provided no assurance that any damage in relation to the property and/or the income the property generates would be compensated in such a way that the owners would at least be put back into the same position as if the damage had never occurred with a minimal amount of fuss. If that guarantee cannot be given, and an appropriate amount of money placed in a trust account to permit compensation (in case the mining company shuts down or runs out of money), why should local businesses be allowed to be undermined.

The current allocation for damage is \$14 million. If Kalinya Estate were to be destroyed, that may not even cover this one property.

Kalinya Estate is a lynchpin in the push to build tourism in the area. It is well recognised that Tourism is the way forward, not coal mining.

Where will the mine be in 10 years? They will have taken the profits and gone, but they may well have wiped out Kalinya Estate, its business and 50 associated businesses in the meantime.