

# Braidwood Matters

Welcome to another edition of the newsletter that is keeping you up to date on what's happening with the proposed listing of Braidwood and its Setting on the State Heritage Register.

In this issue we focus on what the listing could mean for tourism and jobs, set the record straight on some issues, and report on negotiations with the developers of the residential housing estate and the aged care facility.

## Tourism and Jobs

Tourism is the key to Braidwood's growth and prosperity. Council's own business survey reported that tourism was seen as the greatest opportunity for the town.<sup>1</sup>

More tourists mean more money in the town and more jobs!

Towns like Broken Hill, Morpeth and Millthorpe in New South Wales, and Beechworth and Yackandandah in Victoria trade on their heritage.

The communities in these towns have seized a marketing opportunity and never looked back.

Listing Braidwood and its Setting on the NSW State Heritage Register gives the community of Braidwood the same opportunity.

In fact, it gives the town an edge over every other town in New South Wales – it says Braidwood is unique – a special place, well worth a visit. It makes it a destination in its own right.

See what one Braidwood resident with a long history in the tourism industry has to say...

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<sup>1</sup> Tallaganda Business Survey, Tallaganda Council, April 2001

Dear Sir,

I am writing in connection with the proposed listing of Braidwood on the Heritage Register, an imaginative idea which I strongly support.

Before semi-retiring to become an amateur farmer I spent my career in the aviation and tourism industry in Australia and elsewhere, including many years as a director of the Tourism Industry Association, later the Tourism Council of Australia. I was also a director and Chairman of the then largest travel group in Australia, Concorde International Travel, and for the past 12 years have been a director of QANTAS, until I retired late last year.

There is no doubt in my mind that Braidwood is marvelously located from a tourism perspective, being close to the ACT and the coast, and tourism is already a significant contributor to the regional economy and employment. Everywhere in Australia and indeed overseas there is growing interest in both eco and heritage tourism and there would be any number of communities that would envy the situation of Braidwood.

Happily, the wonderful historic streetscape of the town is largely intact, but its positioning, especially the southerly and northerly rural aspects are a very important part of the overall visual context of the setting of Braidwood and therefore merit equal protection from deleterious development.

I am opposed to locking up the town in some form of a time capsule and sensible and sensitive development is to be encouraged. This means recognising the great heritage values of the town and its surroundings, which the present generation has inherited and which it must maintain and nurture.

There are extensive opportunities for development around the town in other directions that will have minimal visual impact, while still permitting the successful expansion of Braidwood.

There is already compelling evidence that the preservation of historic values stimulates interest in areas from both a residential and tourism perspective, with consequential benefits to real estate values and other businesses.

N R D Tait OBE  
Braidwood

### **Setting the record straight .....**

- Palerang Council has released a draft Heritage Discussion Paper for public comment, which is the forerunner to a development control plan, (DCP). The DCP will provide council with a guide for all future development in the town.
- The rural land which is included in the proposed listing area on the north, south and east of Braidwood is zoned rural. This means it cannot be rezoned and subdivided for housing without the approval of Palerang Council. If the land is listed on the State Heritage Register then the approval of the Heritage Council would also be needed for rezoning and subdivision.
- Listing does not affect the ownership of your land. You will continue to own it and you can sell it.
- Listing of rural land on the State Heritage Register will not affect the everyday activities of farming on that land. If you want to grow oats or wheat, or any other crop on your farm, or you want to stock it, then that is your right.
- If you want to re-paint your house then consider the colour you choose and its effect on your streetscape. No Heritage Council approval would be required if the town is listed.
- If you are a business and you want to extend your business then consider how you design it so that it will maintain the heritage feel of the town. Advice is available from council's heritage advisor.
- If you want to extend or renovate your home then do what you would normally do – lodge a development application with Palerang Council. Have a chat first with council's heritage advisor - he can help with your application.



### **Negotiations with developers**

People who say that the Heritage Office is anti-development are wrong. The Heritage Office recently successfully negotiated with the applicants of two developments in the town – the Barrington residential development and the Habitat aged care facility – to take heritage issues on board. As a result of these negotiations there will now be an improved buffer zone around both developments, with landscaping to reduce the impact of the developments on the heritage significance of the town.

### **Talks with Business and Rural Property Owners**

The NSW Heritage Office is meeting with businesses, rural property owners and other interest groups who may have questions or issues to do with the listing. A meeting for businesses was held on 17 August 2005. If you missed this meeting and would like to attend another please telephone Elaine Stewart on 9665 2329 or email [estewart@zipworld.com.au](mailto:estewart@zipworld.com.au). More meetings will be scheduled if there is sufficient interest.

Feedback on issues raised will be provided direct to participants and via future newsletters.

### **Timetable for consideration of the proposed listing of Braidwood and its Setting**

17 August 2005 – Business meeting  
TBC – Meeting with rural landowners.  
2 September 2005 – Rural Impact Study due  
7 October 2005 – Consultation concludes  
2 November 2005 – Heritage Council of NSW considers listing of Braidwood and its Setting.

### **Queries**

If you've got a query about the proposed listing of Braidwood and its Setting then ring Bill Nethery on telephone 9873 8566 or email [bill.nethery@heritage.nsw.gov.au](mailto:bill.nethery@heritage.nsw.gov.au)  
If you have a query about items in this newsletter contact Elaine Stewart on telephone 9665 2329 or email [estewart@zipworld.com.au](mailto:estewart@zipworld.com.au)

Visit [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au) for updates on the proposal to list Braidwood and its Setting on the State Heritage Register.