

# Braidwood Matters

## Welcome

to the fifth 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 edition we focus on the statement prepared by the Heritage Office in response to the meeting with rural landowners on 12 September.

## Development in Braidwood: a statement from the Heritage Office

This statement provides a summary of the Heritage Council's role should Braidwood be listed on the State Heritage Register, the likely impact of the listing on rural landowners, the role of the development control plan and incentives to support heritage conservation and tourism.

At the meeting of 12 September with landowners who will be affected by the proposed listing on the State Heritage Register the Director of the Heritage Office agreed to produce a statement to clarify the Heritage Council's role in future development approvals if the listing is made.

The Chairman of the Heritage Council also supports this statement, which is intended for discussion in the consideration of the listing at the Heritage Council meeting of 2 November 2005.

### DEVELOPMENT IN BRAIDWOOD

The overall goal of the proposed listing is to:

- Recognise, celebrate and conserve the heritage values of Braidwood in its rural setting; and
- Encourage sympathetic development that sustains and enhances those values.

The majority of development proposals will continue to be determined by Palerang Council. It is therefore proposed that, if Braidwood is listed on the State Heritage Register, an exemption will be prepared to enable the majority of development applications to continue to be determined by Palerang Council. Exceptions to this exemption are:

- Demolition: demolition equating to more than 50% of the external fabric of a building within the listed town area;
- New buildings: All new buildings greater than 80m<sup>2</sup> floor space that are not additions to existing buildings.
- Subdivision: All subdivision applications.

NB: Owners of properties already listed on the State Heritage Register at the date of the listing of the town on the State Heritage Register will continue with the present arrangements regarding the referral of development applications to the Heritage Council from Palerang Council through the Integrated Development Approval process.

Palerang Council will continue to be the consent authority for the majority of applications, including:

- extensions and modifications to existing buildings
- internal works to existing buildings
- minor works such as fences, sheds, aerials etc.

The Heritage Office supports the development and implementation of an appropriate development control plan to guide Council in determining such applications.

### RURAL LANDS

The rural lands included in the proposed curtilage of the State Heritage Register listing are important to Braidwood's setting and heritage value, and their maintenance as farming areas is a key factor in the presentation of the town.

New dwellings and buildings in the rural curtilage of the town which are not visible from the town and do not involve subdivision will not be referred to the Heritage Council and will be determined by Palerang Council.

Rural landowners will not need to seek the consent of the Heritage Council for the continuation of their agricultural activities.

Any change of agricultural use or new development in the Rural 1(a) areas will continue to be subject to existing planning controls and any necessary development application will be determined by Palerang Council with the exception of:



Photograph: Billie Dean

1. New buildings: Dwellings, buildings and structures greater than 100m<sup>2</sup> and which would be visible from the town or the main roads leading to the town. These will need the consent of both Palerang Council (where required under Council's planning controls) and the Heritage Council.  
NB: this may be reviewed after the DCP is finalised.

2. Subdivision: Subdivision of rural lands within the SHR curtilage. Subdivision will require the consent of both Palerang Council and the Heritage Council.

### Further exemptions

Further exemptions to supplement these exemptions will be considered when Palerang Council has adopted the draft heritage development control plan (DCP) for the purposes of formal public exhibition and/or final adoption of the DCP.

NB: all rezonings will be required to be referred to the Heritage Council in accordance with the usual provisions of the Heritage Act and the Environmental Planning & Assessment Act.

### OTHER MATTERS

#### The boundary of the listed area

The Heritage Council has a consent role for only a limited number of development proposals which are not subject to the previously discussed exemptions within the proposed State Heritage Register curtilage boundary. For developments outside this boundary, the Heritage Council does not have a consent role and Palerang Council is the consent authority.

Palerang Council may choose to refer an application for a major development outside the curtilage to the Heritage Council for comment, but Palerang Council will remain the consent authority.

The boundary proposed for listing includes those parts of Braidwood's setting critical to its heritage significance. Once listed, any change

to this boundary could only occur through a further series of community notifications and consultations. It is not anticipated that any alteration will be required.

The Heritage Council is not proposing any rezoning of land for environmental protection. Any rezoning outside the State Heritage Register curtilage boundary will be managed by Palerang Council and would only be referred to the Heritage Office as part of the normal statutory planning process.

### The development control plan

The Heritage Office provided funding to assist in the development of Palerang Council's development control plan. This draft document was provided to Palerang Council for review and modification to satisfy their planning needs. The draft thus far developed has been exhibited as a discussion paper by Council, and following the receipt of community comments and submissions will be reviewed, and with any amendments will be endorsed to go on formal exhibition as a draft development control plan.

The Heritage Office supports Council in this initiative and recognises that, following its final adoption by Palerang Council, it will provide a useful tool to assist the Council in making planning decisions for Braidwood's development needs.

The Heritage Council will make a submission on the draft development control plan to Council and will also give consideration to using it as a basis to expand the range of exceptions described above. The exact nature of these additional exemptions can only be confirmed once the content of the development control plan is finalised.

### Fees

Under the above scenario, fees will only be required in limited circumstances; where applications are required under the Heritage Act, no fees will be charged for development of a non-commercial nature by private individuals (including farmers).

Fees for all other applications will be charged as required by the Heritage Act, with an agreed amount of the fee from each application (to be finalised in discussion with Palerang Council) to be directed to the Palerang Council Heritage Incentive Fund for the purpose of conserving and enhancing Braidwood's heritage significance.

### Managing the exemptions

The Heritage Council will review these exemptions after 12 months of operation to determine whether minor adjustments are necessary.

Subject to the agreement of Palerang Council the Chairman of the Heritage Council and the Director of the Heritage Office will meet twice a year with the General Manager and Mayor of Council to discuss any heritage issues associated with Braidwood, and in particular how the listing and management process is working.

### HERITAGE AND TOURISM INCENTIVES

#### Support for tourism opportunities

The Heritage Office has agreed to the engagement of a tourism consultant to develop suggestions for the management and promotion of Braidwood's heritage assets for Palerang Council.

In addition, the Heritage Office intends to seek the services of a recognised University Research Organisation to monitor any economic impacts of SHR listing on Braidwood if the town is listed.

The Heritage Office will actively promote Braidwood as a sought-after tourist destination on its website.

#### Incentives for heritage conservation

It is recognised that Government has invested around \$600,000 in the conservation of Braidwood over the last 30 years, and it will continue to support the Braidwood community.

In recognition of Braidwood's state heritage significance the Heritage Council intends to provide additional grant funding of \$20,000 to Palerang Council for specific grants to property owners within the proposed Braidwood listed area for conservation works. This additional grant funding will be managed by Palerang Council.

In future years, following this additional grant, the Heritage Office will seek a \$ for \$ partnership arrangement with Palerang Council to provide an ongoing grants scheme for owners.

If Braidwood is listed on the State Heritage Register, then property owners proposing conservation works costing a minimum of \$20,000 will also be entitled to apply for funding under the Heritage Act.

## Rural Communities Impact Statement

The Office of Rural Affairs has been commissioned by Palerang Council and the Heritage Office to produce a statement on the likely impact of the proposed State Heritage listing on Braidwood.

A draft report was provided to Palerang Council and the Heritage Office on Friday, 16 September 2005. The final report was delivered to both organisations on 30 September.

It is now available to the community through the Braidwood page on the Heritage Office website [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

## Community Consultation

The Heritage Office has extended the deadline for submissions on the listing to 5pm on Friday 21 October. Send your submissions to [bill.nethery@heritage.nsw.gov.au](mailto:bill.nethery@heritage.nsw.gov.au) or by post to:

Mr Bill Nethery  
NSW Heritage Office  
Locked Bag 5020  
Parramatta NSW 2124

## Timetable

**7 October 2005**

**Rural Communities Impact Statement released**

**21 October 2005**

**Community consultation concludes**

**2 November 2005**

**Heritage Council of NSW considers the listing of Braidwood and its Setting on the State Heritage Register**

## 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)

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.

