



Ordinary Meeting of Council

22 May 2024

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEMS 11.1 TO 12.1

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MAY 2024

ITEM 11.1 BUNGENDORE FLOODPLAIN RISK MANAGEMENT
COMMITTEE MEETING MINUTES - 9 APRIL 2024

ATTACHMENT 1 MINUTES OF THE BUNGENDORE FLOODPLAIN RISK
MANAGEMENT COMMITTEE MEETING - 9 APRIL 2024



Minutes

PF-7	Bungendore Floodplain Risk Management Committee Meeting 2		
Project Name:	Review of the Bungendore Floodplain Risk Management Study and Plan (FRMSP)	Project Code:	104213
Date:	09/04/2024	Time:	12:00 pm
Chairman:	John Preston	Venue:	13 Gibraltar Street, Bungendore Online via Zoom
Participants:	John Preston – JP (QPRC Councillor) Mareeta Grundy – MG (QPRC Councillor) Anthony de Jongh – AD (QPRC) Derek Tooth – DTo (QPRC) Eli Ramsland – ER (QPRC) Katherine Adsett – KA (QPRC) Ray Laine – RL (NSW DCCEEW) Chris Thomas – CT (Worley Consulting) Lennox To – LT (Worley Consulting) Colin Brown – CB (NSW SES) Peter Adrian – PA (NSW SES) Ian Marsh – IM (Community Representative)	Apologies:	Lorena Blacklock – LB (QPRC) Tanja Hogg – TH (QPRC) Shaza Raini – SR (NSW DCCEEW) Dylan Whitelaw – DW (NSW SES) Ellanor Pavlovich – EP (Community Representative) Dave Turner – DTu (Community Representative) Sally Clear – SC (Community Representative)
Meeting Objective:	Second meeting of the Bungendore Floodplain Risk Management Committee as part of the Review of the Bungendore Floodplain Risk Management Study and Plan (FRMS&P). The meeting will review work to date, updated model results and discussion of potential floodplain management options.		

Code of co-operation

1. We start on time and finish on time
2. We respect the Chair and direct all comments through the Chair
3. We all participate and contribute – everyone is given the opportunity to voice their opinions
4. We use improvement tools that enhance meeting efficiency and effectiveness
5. We actively listen to what others have to say, seeking first to understand, then to be understood
6. We follow up on the actions for which we are assigned responsibility and complete them on time
7. We give and receive open and honest feedback in a constructive manner
8. We use data to make decisions (whenever possible)

No.	Agenda Item	Who	Discussion Notes
1	Opening of meeting	JP	<ul style="list-style-type: none"> - Meeting opened at 12:00pm. - JP gave an Acknowledgment of Country. - Introductions. - Digital recording of meeting commenced.
2	Project Program	Worley Consulting	<ul style="list-style-type: none"> - CT gave a brief description of the project timeline.
3	Outline of work completed to date	Worley Consulting	<ul style="list-style-type: none"> - CT gave an overview of work completed since the last FRMC meeting in July 2021. - CT noted some changes in scope have impacted the project timeline. This includes adding the Bungendore Sports Hub earthworks profile to flood models, model verification to the August 2022 flood event and Rainfall Loss Sensitivity Analysis. - CT noted a finding from the August 2022 flood event was that a new rainfall gauge for the Halfway Creek catchment could be beneficial, as there is no currently no reliable data.
4	Updated model results	Worley Consulting	<ul style="list-style-type: none"> - CT presented mapping showing peak flood depths, levels, flow velocity, hazard categories, hydraulic categories and flood emergency response classifications. - CB asked if flood model results take into account backwater effect from Lake George, particularly in the PMF event. CT noted Lake George would likely not fill to a high enough level for this to occur. CT also noted that the models focus on flooding from rainfall in the catchment. - IM asked about level difference between Bungendore and Lake George. CT took question on notice. CT noted that bottleneck effect would likely have a larger impact than any backwater effect from Lake George. - IM noted that key choke point on Turallo Creek is between Halfway Creek and Millpost Creek. Suggest clearing and potentially widening creek along that section. CT noted that modifying the creek could lead to erosion issues. - CT discussed notable flooding hotspots including McCusker Drive low level crossing over Turallo Creek, Tarago Road bridge over Turallo Creek,

No.	Agenda Item	Who	Discussion Notes
			<p>Bungendore Road bridge over Halfway Creek and low-lying parts of Bungendore Village.</p> <ul style="list-style-type: none"> - PA noted that the Kings Highway can be cut-off by flood waters south of Millpost Lane, such as in August 2022. LT advised that model results show that this can occur in the 5-10% AEP event. - IM noted that earthworks from some newer developments in the town centre have blocked the flow of flood waters and directed flows through adjacent properties. AD to advise Worley Consulting on issues previously discussed with IM and others. - MG noted that evacuation of water away from Bungendore (downstream of Frogs Hollow) is likely key to reducing flooding in Bungendore. CT agreed.
5	Potential Floodplain Management Options	Worley Consulting / All	<ul style="list-style-type: none"> - CT presented community consultation findings from earlier consultation on potential floodplain management options. - CT gave an overview of currently adopted flood mitigation measures, as well as measures considered, but not recommended, as part of the previous 2014 Bungendore FRMSP. - CT discussed the potential benefits of the flood mitigation measures, noting that there is no silver bullet solution to flooding in Bungendore. - IM noted that the existing levee outlets (particularly next to the Bowling Club) are overgrown with vegetation and water cannot escape. This causes siltation to build up in the drainage network, particularly during the smaller flood events. IM reiterated that creek maintenance and clearing is an issue to be addressed.
6	Round table - All participants welcome to discuss issues and make comments.	All	<ul style="list-style-type: none"> - MG asked if Council is able to implement their own vegetation management plans, or do they need to go through NSW Fisheries or other approval processes? RL noted that approval is required for creek works depending on scale and type. Any plans need to be developed considering flooding to avoid adverse impacts. RL noted that vegetation management usually doesn't have a lot of benefit in large floods but can be investigated during the FRMSP. - JP ask if creek clearing which Council carried out at the western end of Turallo Creek has had much benefit? DT noted that the clearing has had some benefit during smaller flood event by removing blockages within the creek banks, but

No.	Agenda Item	Who	Discussion Notes
			<p>larger floods extend beyond the creek banks and as such the clearing works have little impact on larger floods.</p> <ul style="list-style-type: none"> - CB noted that the section of Turallo Creek between the Bowling Club and the bridge at Tarago Road is overgrown with trees/vegetation. - CT noted the removal of Willows can greatly reduce erosion as Willows tend to collapse river banks and create blockages (e.g. Willows led to such issues in the Hunter River). An example of successful creek rehabilitation through vegetation management is the use of Phragmites reeds which can provide vegetation cover in the creek but will flatten in a flood event, allowing flows to convey with minimal resistance. Overall vegetation management should be carefully considered. - JP asked what the proposed height of the levee upgrade would be. CT advised the proposed level is 1% AEP flood level plus 0.5 m freeboard allowance. AD noted Council is currently seeking funding for the Overflow Channel and Levee Upgrade. - PA discussed runoff issues from Elm Grove. Do the flood models take into account these new developments and associated runoff? CT will check what information Worley Consulting have on these developments and will seek more detail if needed to model future scenarios.
7	Close of meeting	Chair	- PJ closed the meeting at 1:36 pm
Next Meeting: TBC			Time: TBC
			Venue: TBC

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MAY 2024

ITEM 11.2 LOCAL TRAFFIC COMMITTEE EXTRAORDINARY MEETING -
23 APRIL 2024

ATTACHMENT 1 LTC MINUTES - EXTRAORDINARY MEETING 23 APRIL 2024



Local Traffic Committee Extraordinary Meeting Minutes – 23 April 2024

Present: Derek Tooth (Chair -QPRC), Mel Lausz (TfNSW), Cr Livermore (QPRC Rep/Deputy Mayor), Indigo Braeder (MoP Rep), Sgt Rob Tapply (NSW Police), Chris Duncan (QPRC Events), Brooke Greer (QPRC) and Dion Toole (QPRC).

1. Acknowledgement of Country – Derek Tooth

The Committee Recommends:

2. Apologies

Cr Kenrick Winchester (QPRC Mayor)

Confirmation of Report of Previous Meeting

Confirmed post meeting.

3. Business Arising from Previous Minutes

4. Business Items

a) Event: Queanbeyan Reconciliation Walk 2024

LTC Comments:

An updated report was tabled at commencement of meeting.

NSW Police

Concerns with current TMP not addressed to requirements as requested by NSW Police.

Current VMS signage not adequate for detour of heavy vehicles.

No consultation made with NSW Police regarding a solution to mitigate the traffic congestion to Queanbeyan CBD.

Supports Cr Livermore's proposal for First Nations Consultative Committee involvement with planning of future events.

NSW Police – Does not support the event based on current TMP

TfNSW

Request for additional VMS sign to be placed on Pialligo Avenue heading east prior to Oaks

Estate to alleviate the congestion of heavy vehicles in Queanbeyan CBD.

Additional carparks to be added – Collet Street, Lowe Street

Concerns regarding TGS for Campbell St and Lowe St and the approval of heavy vehicle access.

TfNSW – Event is supported. ROL guidelines to be adhered to.

OFFICES

144 Wallace St, Braidwood
10 Majara St, Bungendore
256 Crawford St, Queanbeyan

POSTAL

PO Box 90, Queanbeyan NSW 2620

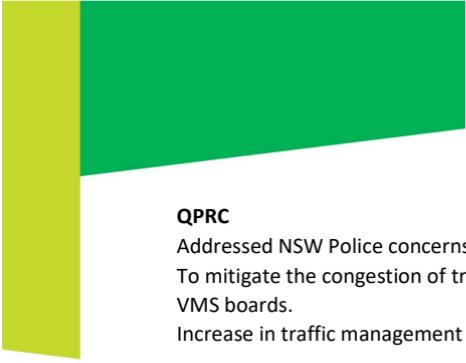
PHONE

P: 1300 735 025

EMAIL/WEB

W: www.qprc.nsw.gov.au
E: council@qprc.nsw.gov.au

ABN 95 933 070 982



QPRC

Addressed NSW Police concerns of TMP with additional VMS added.

To mitigate the congestion of traffic in CBD will look to update TMS plan to include additional VMS boards.

Increase in traffic management with assistance from QPRC staff.

Potential for alternate routes for traffic to be consulted with First Nations Consultative Committee. Future Events would like this to be discussed and arranged approximately 12 months prior. This will be commenced immediately post this year with an event debrief.

MoP Representative

MoP Delegate – Event Supported

Resolution - Majority Support

NSW Police – Have no objection to the Queanbeyan Reconciliation Walk 2024 taking place however does not support the event based on current TMP as detailed above.

5. General Business

nil

Meeting Closed:

3:00pm

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MAY 2024

ITEM 11.3 QPRC SPORTS COUNCIL MEETING - 6 MAY 2024

ATTACHMENT 1 DRAFT MINUTES - QPRC SPORTS COUNCIL - 6 MAY 2024



Draft Minutes

Date:	Monday 6 May 2024	Time:	6:00pm	Venue:	QCCP / Online
Chairperson:	Cr Biscotti / Cr Wilson			Minutes:	Mark Spear
Participants:	Three councillors and a member from each sporting code or club in Queanbeyan-Palerang LGA.			Apologies:	Sarah O'Sullivan (Monaro Archery), Annette and Craig Thomas-Schumacher (Jerrabomberra Touch Football) and Tim Geyer (Manager, Urban Landscapes)
Meeting Objective:	The role of the QPRC Sports Council is to consider the allocation of sports fields across the LGA prior to the commencement of each winter and summer sporting season, and to make recommendations for the development and/or improvements to sporting facilities and recreational needs, including input into the works programs.				

Code of co-operation 1. We start on time and finish on time 2. We respect the Chair and direct all comments through the Chair 3. We all participate and contribute – everyone is given the opportunity to voice their opinions 4. We use improvement tools that enhance meeting efficiency and effectiveness		5. We actively listen to what others have to say, seeking first to understand, then to be understood 6. We follow up on the actions for which we are assigned responsibility and complete them on time 7. We give and receive open and honest feedback in a constructive manner 8. We use data to make decisions (whenever possible)	
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No.	Item	Details	Who	Notes									
1	Welcome and Attendance		Chair	<div><p>Cr Biscotti opened the meeting at 6:02pm and expressed that a very important meeting in the lead-up to 2024/2025 Draft Integrated Plans.</p><p>Cr Biscotti did an Acknowledgement of Country.</p><p>The following attended in person:</p><table><tr><td>Bowls</td><td>Coral McMurray</td><td>Queanbeyan</td></tr><tr><td>Cricket</td><td>Pete Solway</td><td>Queanbeyan</td></tr><tr><td>Swimming</td><td>Sue Whelan</td><td>Queanbeyan</td></tr></table></div>	Bowls	Coral McMurray	Queanbeyan	Cricket	Pete Solway	Queanbeyan	Swimming	Sue Whelan	Queanbeyan
Bowls	Coral McMurray	Queanbeyan											
Cricket	Pete Solway	Queanbeyan											
Swimming	Sue Whelan	Queanbeyan											

				<table><tr><td rowspan="2">Staff</td><td>Chris Duncan</td><td>Manager, Community and Recreation</td></tr><tr><td>Mark Spear</td><td>Coordinator, Recreation</td></tr></table> <p>The following attended online via Microsoft Teams:</p> <table><tr><td rowspan="2">Councillors</td><td>Cr Biscotti (Co-Chair)</td><td>Council Representative</td></tr><tr><td>Cr Wilson (Co-Chair)</td><td>Council Representative</td></tr><tr><td rowspan="2">AFL</td><td>Lynne McKenzie</td><td>Queanbeyan</td></tr><tr><td>Scott Taylor</td><td>Queanbeyan</td></tr><tr><td rowspan="2">Football</td><td>Bec Doolan</td><td>Bungendore</td></tr><tr><td>Antoni Aslimoski</td><td>Queanbeyan</td></tr><tr><td>Hockey</td><td>Mark Unwin</td><td>Monaro</td></tr><tr><td>Netball</td><td>Tiffany Knight</td><td>Bungendore</td></tr><tr><td rowspan="2">Rugby League</td><td>Trevor Wilson</td><td>Bungendore Juniors</td></tr><tr><td>Zara Baker</td><td>Kangaroos</td></tr><tr><td>Tennis</td><td>Wendy Grant</td><td>Queanbeyan</td></tr></table>	Staff	Chris Duncan	Manager, Community and Recreation	Mark Spear	Coordinator, Recreation	Councillors	Cr Biscotti (Co-Chair)	Council Representative	Cr Wilson (Co-Chair)	Council Representative	AFL	Lynne McKenzie	Queanbeyan	Scott Taylor	Queanbeyan	Football	Bec Doolan	Bungendore	Antoni Aslimoski	Queanbeyan	Hockey	Mark Unwin	Monaro	Netball	Tiffany Knight	Bungendore	Rugby League	Trevor Wilson	Bungendore Juniors	Zara Baker	Kangaroos	Tennis	Wendy Grant	Queanbeyan
Staff	Chris Duncan	Manager, Community and Recreation																																				
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Councillors	Cr Biscotti (Co-Chair)	Council Representative																																				
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Tennis	Wendy Grant	Queanbeyan																																				
2	Adoption of February Minutes		Chair	No issues identified with the meeting held on 5 February 2024 and adopted (Cr Biscotti / Coral McMurray).																																		
3	Action Items		Chair	<p>None listed and Mark Spear to double check.</p> <p>Cr Biscotti asked the floor whether there is any outstanding Action Items.</p> <p>Antoni Aslimoski requested that QCFC Juniors be allowed to use the Regional Sports Complex.</p> <p>Chris Duncan advised that a meeting was held with users and in order to protect the playing surfaces, only certain divisions were able to use the facility.</p>																																		

				Cr Biscotti suggested that a separate meeting with QCFC be arranged to further discuss.
4	Sports Ground Allocations		Mark Spear	<p>Mark Spear spoke to:</p> <ul style="list-style-type: none"> * Invoices have been sent for Winter 2024. Payment plans can be arranged if required. We also require insurance documents from clubs that have not provided for the season. * The seasonal fee is for QPRC clubs training and competition only. It does not extend to academies, rep training, functions or finals etc. – these need to be hired separately at the hourly rate. * Summer 2024/2025 allocations will be considered at the August meeting.
5	Current and Planned capital works projects		Mark Spear	<p>Mark Spear gave an update with accompanying photos (attached):</p> <ul style="list-style-type: none"> * Regional Sports Complex <p>All fields were in use over the weekend. Both minor and major change rooms are able to be used.</p> <p>Cr Biscotti said it was great to see Monaro Hockey having a home in Queanbeyan after over a decade.</p> <ul style="list-style-type: none"> * Bungendore Sports Hub <p>It was discussed that the fields are not where we would like them to be at in order to play. Bungendore clubs have decided not to use the Bungendore Sports Hub for the season.</p> <p>Cr Biscotti is disappointed that the fields are not able to be used and would like to get clubs on this season if this can occur sustainably.</p> <p>Cr Wilson was also disappointed and looking to direct additional resources to it to resolve</p> <p>Bec Doolan would love to use the facility but the fields need work as does the amenities in order to service the hundreds of participants for the club.</p>

				<p>Trevor Wilson would like to see an investment of cash to get the facility up to standard but pointed out that the grass growing season has passed.</p> <p>Tiffany Knight is happy with the courts and finally able to use the lights. Bungendore Netball will use the courts for the season. Tiffany has reported an issue with the courts lifting but overall – two thumbs up from Tiffany.</p> <p>* Wright Park</p> <p>A major upgrade has occurred as discussed at the previous meeting.</p> <p>The Bobby Warner Pavilion was opened in the middle of a Queanbeyan Blues Junior carnival. The Mayor gave a lovely speech and spoke to Bobby's contribution as well as fittingly – Bobby serving the first customer from the new canteen. Hundreds of kids participating at the carnival stopped their games and listened to the short opening function.</p> <p>Cr Biscotti spoke to upgrades being a major priority in the 2017 Sports Facilities Strategic Plan with the former canteen almost being condemned.</p> <p>* Other</p> <p>Cr Biscotti spoke to other Current and Planned capital works projects will be discussed at future meetings but have not been announced as yet.</p>
6	Any Other Business	Fees and Charges	Mark Spear	<p>Mark Spear spoke to:</p> <p>* Should be out for Community Consultation soon. The only change that has been put forward for Sports Fields is the removal of the 50% discount for juniors.</p> <p>* We encourage clubs to give feedback through the official process if required.</p> <p>Cr Biscotti spoke around a seasonal charge and clubs potentially being charged double for a longer season.</p> <p>Mark Spear commented that if a club was using a field for only three months, they would be charged a pro-rata rate i.e. half. Mark Spear suggested that clubs could provide comment on the draft fees and</p>

				<p>potentially charging the wording from seasonal to annual if this would suit clubs better.</p> <p>Cr Wilson also spoke to the discounts being provided to clubs during COVID.</p>
		Budget Bids	Mark Spear	<p>Mark Spear spoke to the following:</p> <p>Operational Plans and budgets should be out for Community Consultation soon.</p> <p>Potential projects that have been put forward by Sports Fields staff include:</p> <ul style="list-style-type: none"> * Irrigation at Wright Park * Couch conversion at Freebody Oval * Letchworth drainage * Fencing for Campese Oval * Braidwood Rec Ground Improvements * Bungendore Sports Hub – updates to playing surfaces * Regional Sports Complex – purchase of maintenance equipment and storage * Court investigation <p>Please note:</p> <ul style="list-style-type: none"> * Field maintenance is in a different budget as is building works * The list may change * We have not added in all items identified in the QPRC Sports Facilities Strategic Plan. Unfortunately we cannot fund everything. <p>We encourage clubs to give feedback through the official process once released i.e. support identified projects or suggest other projects.</p>
		Queanbeyan East Tennis Courts	Wendy Grant	<p>Wendy Grant reported that the courts have been completed.</p> <p>On 23 March 2024, there was a Pickleball Launch with around 350 people in attendance.</p> <p>The court is open for casual court hire, coaching, team building activities and are looking at consolidating a relationship with the Clontarf Foundation.</p>

				<p>Cr Biscotti praised the development and even mentioned – a friend and Pickleball enthusiast - Gordon Watson promoting the launch.</p> <p>The court upgrades also got the tick of approval from Cr Wilson.</p>
		Hockey	Mark Unwin	<p>Mark Unwin gave praise to the new Regional Sports Complex. The club is enjoying participating at the venue.</p> <p>Mark Unwin spoke around Football clubs using the field for warm-up which could damage the surface.</p> <p>Cr Wilson suggested getting some signage up. Cr Wilson also welcomed Monaro Hockey back to Queanbeyan also visited the Hockey facilities over the weekend. Cr Wilson is looking forward to the facility being 100% finished.</p>
		Football Training	Cr Biscotti	<p>Cr Biscotti spoke around the Lebanese National team using the Regional Sports Complex.</p> <p>Cr Biscotti got some panicked phone calls from Football Australia that venues in Canberra were deemed not suitable for the Lebanese team. Cr Biscotti thanked Chris Duncan and others involved for assisting the Lebanese team in getting onto the Regional Sports Complex so quickly.</p> <p>Cr Biscotti mentioned the Lebanese National team thought the surface was fantastic and also interacted with a lot of local Lebanese children whilst in town.</p>
		Cricket	Peter Solway	<p>Peter Solway mentioned that the Queanbeyan District Cricket Club won the two-day First Grade Men's competition as well as being crowned Club Champions.</p> <p>Cr Wilson congratulated the club on their success.</p>
7	Close of Meeting			Cr Biscotti closed the meeting at 6:47pm.

No.	Actions and Agreements	Who	When	Completed
1	Put May 2024 Minutes to Council	Chris Duncan	May-2024	No
2	Follow up with Queanbeyan City on Regional Sports allocations	Chris Duncan	May-2024	No
3	Signage for Regional Sports Complex (no Football warm-up on Hockey Pitch)	Mark Spear	May-2024	No

Next Meeting:	Monday 5 August 2024	Time:	6:00pm	Venue:	QCCP / Online
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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MAY 2024

ITEM 12.1 NOTICE OF MOTION - ALBION COMPLEX HERITAGE LISTING

ATTACHMENT 1 CHRONOLOGY TABLE

Chronology – Statutory controls- ‘Albion Hotel and outbuildings’

DATE	Heritage Significance	Instrument	Description	Reference
15 June 1984	STATE	Gazettal of Permanent Conservation Order under Heritage Act	‘former Albion Hotel, three adjoining shops & stables’	00304
(pre Tallaganda LEP)	-	Interim Development Order	-	-
19 November 1991	No significance column in Schedule 1, refer definition	Gazettal of Tallaganda LEP	Albion Bldg & Outbldgs as a ‘Heritage Item’	952
2 April 1999	STATE	Gazetted in State Heritage Register Part 3A of the Heritage Act	Albion Hotel, 3 adjoining shops & stables Hotel (c.1872), Shops (c.1920s), Terrace (c.1920s), Outbuildings, Stables (c.1855-58)	SHR Item 00304
30 March 2006	STATE	Gazettal in State Heritage Register Part 3A of the Heritage Act	Braidwood and its Setting	SHR Item 01749
31 March 2006	NSW Legislation Standard Instrument			
19 September 2014	STATE	Gazetted of Palerang LEP 2014	The Albion and outbuildings	I126
19 September 2014	STATE	Gazetted of Palerang LEP 2014	Braidwood and its Settings heritage conservation area	C1
12 May 2016	Merger Queanbeyan Council and Palerang Council			
14 November 2022	STATE	Gazetted in QPRLEP 2022	Albion Hotel, adjoining shops and stables	I128

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MAY 2024

ITEM 12.1 NOTICE OF MOTION - ALBION COMPLEX HERITAGE LISTING

ATTACHMENT 2 STANDARD INSTRUMENT DIRECTION SCHEDULE 5

14/05/2024, 10:29

Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a) - NSW Legislation



NSW legislation

Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a)

Historical version for 15 August 2014 to 14 July 2015 (accessed 14 May 2024 at 10:29)

Schedule 5

Schedule 5 Environmental heritage

(Clause 5.10)

Direction—

This Schedule should generally be divided into 3 parts (one for heritage items, one for heritage conservation areas and one for archaeological sites). If agreement is reached with the Aboriginal community to list Aboriginal objects or Aboriginal places of heritage significance, the Schedule should also include separate parts listing any such object or place. In all cases, the relevant matter should be listed in alphabetical order in each respective Part according to suburb or locality name (and by street name within each such suburb or locality).

The description of a heritage item should be included in a column headed "Item" and should include a brief description of those things that are part of the heritage significance of the item—for example, "House, front garden and front fence", or "Lindsey (including homestead, outbuildings, stables, Bunya Pine tree and driveway)" or "Dunmore Park (including bandstand, fountain and avenue of fig trees)". If any interior features are part of the heritage significance of a heritage item, these should also be described—for example "Lindsey (including original bathroom, dining room fireplace with mantelpiece and original detailing throughout)" or "Lindsey (including all interior features)". Any thing that is part of the heritage significance of a heritage item should also be included in the inventory of heritage items.

Heritage items cannot be identified in the Schedule as having "State significance" unless they are listed on the State Heritage Register. However, a heritage item may be listed in the Schedule as a "nominated item of State significance" (or as "State nominated") if the item has been identified as an item of potential State significance in a publicly exhibited heritage study and the Council has nominated the item in writing to the Heritage Council.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MAY 2024

ITEM 12.1 NOTICE OF MOTION - ALBION COMPLEX HERITAGE LISTING

ATTACHMENT 3 LETTER PREMIER AND CABINET 21 JULY 2020



Our ref: DOC20/557729

Mr Peter Tegar
Chief Executive Officer
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

Attention: Mr Mark Lodder, Strategic Planner
mark.lodder@qprc.nsw.gov.au

Planning Proposal – Consolidation of the Local Environmental Plans of the former Queanbeyan and Palerang Councils into a single Queanbeyan-Palerang Local Environmental Plan

Dear Mr Tegar

Thank you for the opportunity to provide advice on the planning proposal to consolidate the Local Environmental Plans (LEP) of the former Queanbeyan and Palerang Local Government Areas (LGA) into a single comprehensive *Queanbeyan-Palerang Local Environmental Plan 2020*.

We have reviewed the planning proposal and draft LEP and note the following amendments which relate to heritage:

- under Clause 1.2 – Aims of Plan, including “(g) to recognise and protect the area’s cultural and built heritage” as one of the aims
- under Clause 4.3 – Height of Buildings, including “(f) to protect the heritage character of Queanbeyan and the significance of heritage buildings and heritage items” as an objective
- introducing a new local Clause 7.1 – Earthworks, which ensures that earthworks for which development consent is required will not have a detrimental impact on cultural or heritage items or features of the surrounding land, and
- under Schedule 2 – Exempt Development, including controls to ensure that roof mounted evaporative cooling units must not be carried out on or in a heritage item, and if constructed or installed in heritage conservation area (HCA) or a draft HCA – must be located in the rear yard and must not be visible from a public road.

We consider that the amendments identified above will either have a positive or neutral heritage impact. However, we do suggest the following amendments:

- in relation to the recognition and protection of heritage under Clause 1.2 – Aims of the Plan, we recommend broadening the scope of the clause by revising it to also include ‘Aboriginal cultural heritage’ and ‘natural heritage’
- the wording of Clause 4.3 – Height of Buildings refers to “the heritage character of Queanbeyan”, it appears that Palerang has been accidentally omitted from this objective. If this is the case, we suggest amending the clause to include Palerang, and
- in relation to the wording of Schedule 2, we note that Exempt Development cannot be carried out on a State Heritage Register (SHR) item, or an Interim Heritage Order (IHO) under the *Heritage Act 1977* (the Act), unless an exemption has been granted under section 57 of the Act. Council should amend Schedule 2 to reflect this.

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
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Document Set ID: 812597
Version: 1, Version Date: 22/07/2020

We note that Council proposes to merge the Heritage Schedules of the multiple Queanbeyan and Palerang LEPs into a single new Heritage Schedule. A review of our records shows that there are 20 SHR items within the amalgamated Queanbeyan-Palerang Local Government Area (LGA). These SHR items correspond to 22 'State' items and one HCA proposed under Council's draft comprehensive LEP:

'State' listings under Council's draft LEP	Corresponding SHR item
Christ Church Anglican Church group, including rectory, former school and first extension, church hall and landscape (I481) 39 Rutledge Street, Queanbeyan	Christ Church Anglican Group (SHR 00043) Rutledge Street, Queanbeyan
Hibernia Lodge (I372) 69 Collett Street	Hibernia Lodge (SHR 00514) 69 Collett Street
Dwelling, part of complex known as "Kawaree" (I417) 18 George Street, Queanbeyan	Kawaree (SHR 00365) 3 Tharwa Road, Queanbeyan
Byrne's Mill (I371) 55-57 Collett Street, Queanbeyan	Mill and Millhouse (SHR 00363) Morrisett Street, Queanbeyan
Old Queanbeyan Hospital (I374) 87-105 Collett Street, Queanbeyan	Old Queanbeyan Hospital - Rusten House (SHR 00552) Antill Street, Queanbeyan
Queanbeyan Rail Bridge (Over River) (I471) Queanbeyan River, east of Queanbeyan Station	Queanbeyan rail bridges over Queanbeyan and Burbong Rivers (SHR 01052) Goulburn-Bombala railway, Queanbeyan
Queanbeyan Railway Station group (I423) 43-47 Henderson Road, Queanbeyan	Queanbeyan Railway Station group (SHR 01226) Henderson Road, Queanbeyan
Queanbeyan Showground (I413) 19-41 Farrer Place, Queanbeyan	Queanbeyan Showground (SHR 01890) 19-41 Farrer Place, Queanbeyan
St Stephen's Presbyterian Church and Manse (I466) 2 Morrisett Street, Queanbeyan	St Stephen's Presbyterian Church and Manse (SHR 02018) 2 Morrisett Street, Queanbeyan
The Albion and outbuildings (I311) 119 Wallace Street, Braidwood	Albion Hotel, 3 adjoining shops and stables (SHR 00304) 119 Wallace Street, Braidwood
Arnprior Homestead, including cemetery, church footings and outbuildings (I28) 603 Mayfield Road, Larbert	Arnprior (SHR 01357) Mayfield Road, Larbert
Bedervale Homestead, outbuildings and burial ground (I73) 1-1a, 2-1a Monkitee Street, 78 and 80 Araluen Road, Braidwood	Bedervale (SHR 00017) Monkitee Street, Braidwood
Braidwood District Historical Society Museum (I148) 186 Wallace Street, Braidwood	Braidwood District Historical Society Museum (SHR 00149) Wallace Street, Braidwood
Bungendore Stationmaster's Cottage (I200) 16 Majara Street, Bungendore	Bungendore Railway Station and yard group (SHR 01105) Gibraltar Street, Bungendore
Railway station and yard, including station building, signal box, trolley shed, goods shed and metal crane (I201) 20 Majara Street, Bungendore	
Railway stock yards (I202) Trucking Yard Lane, Bungendore	
Carwoola Homestead, including outbuildings (I270) 1071 Captains Flat Road, Carwoola	Carwoola Homestead (SHR 00036) 1071 Captains Flat Road, Bungendore
Half Moon Farm House, including outbuildings (I329) 196 Half Moon Road, Mongarlowe	Half Moon Farm House (SHR 00288) Half Moon Road, Mongarlowe
Mayfield (I323) 1746 Mayfield Road, Mayfield	Mayfield (SHR 01365) Mayfield Road, Mayfield
The Mill Centre (I149) 200 Wallace Street, Braidwood	Mill Centre (SHR 00434) Wallace Street, Braidwood
The Mill (I71) 19 McKellar Street, Braidwood	
Virginia (I324) 495 Stewarts Crossing Road, Mayfield	Virginia (SHR 01374) Charleyong Road, Mayfield
Braidwood and its Setting Heritage Conservation Area (C1)	Braidwood and its Setting (SHR 01749)
Lowden Forest Park (I283)	<i>Lowden Forest Park is not an SHR item</i>

As can be seen above, there are some inconsistencies between the items which Council has identified as having 'State' significance in the draft LEP and the SHR, these include:

- several 'State' listings in the draft LEP have different names or addresses to the corresponding SHR items
- three 'State' listings in the draft LEP correspond to the SHR item 'Bungendore Railway Station and yard group'
- two 'State' listings in the draft LEP correspond to the SHR item 'Mill Centre', and
- 'Lowden Forest Park' (I283) is not an SHR item, it is identified as part of the Tallaganda National Park and State Conservation Area under the *National Parks and Wildlife Act 1974*.

In relation to the inconsistencies in the naming of items outlined above, Council should consider renaming items or amending the addresses of items to ensure that they align with the SHR. Where more than one 'State' listing corresponds to a single SHR item, Council should consider combining these 'State' listings so that they align with the corresponding SHR item.

As noted in the advice we provided on Council's Local Strategic Planning Statement (LSPS), the amalgamated Queanbeyan-Palerang LGA also contains:

- the Commonwealth Heritage listed 'Googong Foreshores Cultural and Geodiversity Heritage Areas'
- the 'Millpost Stone Axe Quarry' Aboriginal Place, and
- 1660 Recorded Aboriginal Sites.

Council should ensure that any amendments made to its planning controls will not have a negative impact on these heritage places, items and sites. We can provide additional information and advice if required.

In the advice we provided on Council's LSPS, we recommended that Council consider preparing an Aboriginal Cultural Heritage Study, which could be used to inform amendments to its LEP, this is still recommended. This study should be done in consultation with the local Aboriginal community and the Local Aboriginal Land Councils.

If you have any questions regarding this matter please contact James Sellwood, Senior Heritage Programs Officer, Statewide Programs at Heritage NSW, Department of Premier and Cabinet by phone on 02 9274 6354 or via email at james.sellwood@environment.nsw.gov.au.

Yours sincerely



Rochelle Johnston
Manager, Statewide Programs
Heritage NSW

21 July 2020

Heritage NSW

The former Office of Environment and Heritage (Heritage Division) is now Heritage NSW.

Correspondence should be sent to us via email at HeritageMailbox@environment.nsw.gov.au. If you need to provide hard copies, please send to Heritage NSW, Locked Bag 5020, Parramatta NSW 2124.

Please update your records as using an incorrect name and address could cause significant delays or non-delivery of your correspondence.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MAY 2024

ITEM 12.1 NOTICE OF MOTION - ALBION COMPLEX HERITAGE LISTING

ATTACHMENT 4 TALLAGANDA LEP SCHEDULE 1 HERITAGE ITEMS

14/05/2024, 10:02

Tallaganda Local Environmental Plan 1991 - NSW Legislation



NSW legislation

Tallaganda Local Environmental Plan 1991

Repealed version for 1 March 2011 to 30 October 2014 (accessed 14 May 2024 at 9:56)

Schedule 1

Schedule 1 Heritage items

(Clause 5)

Town of Braidwood

<u>Item</u>	<u>Street</u>	<u>Land Description</u>	<u>Assessment No</u>
Coghill Street			
House	17 Coghill St	Lot 91, DP 588096, Section 12	622.4
House	"Yately", Coghill St	Lots 1/3, Section 32	818
Coronation Avenue			
House	1 Coronation Ave	Lots 6/10, DP 2100	636
Cottage	48 Coronation Ave	Lot 7, DP 2726, Sec B	650
Cowper Street			
House	51 Cowper St	Lots 4/5, Section 17	669.04
House	Cowper St	Lots 6/7, Section 14	676
House & Brick Outbuilding	"Athol", Cowper St	Lots 1, 7/8 Sec 17 & 16	671.1
Cemetery	Cowper St		
Duncan Street			
Cottage	50 Duncan St	Cnr Lot 2, DP 529841, Section 5	881
Cottage	65 Duncan St	Lot B, Section 8	707
House	"The Villa", 80 Duncan St	Lot 3, DP 596527, Section 4	697/2
Semi-detached Cottages	87 Duncan St	Part Lot 8, Section 9	710
	89 Duncan St	Lot 1, DP 579802, Section 9	711
Cottage	91 Duncan St	Part Lot 8, Section 9	712
Uniting Church Hall	82 Duncan St	Lot A, Section 4	696
Uniting Church	109 Duncan St	Cnr Lot 8, (Section 10)	844
House	116 Duncan St	Lot D (Pt Lot 1), Sec 1	687

12.1 Notice of Motion - Albion Complex Heritage Listing
Attachment 4 - Tallaganda LEP Schedule 1 Heritage items (Continued)

14/05/2024, 10:02

Tallaganda Local Environmental Plan 1991 - NSW Legislation

Elrington Street

House	23 Elrington St	Lot 17, Section 10	721
Cottage	25 Elrington St	Lot 16, Section 10	722
House	“The Patch” 26 Elrington St	Lot 3, Section 9	748
House	29 Elrington St	Lot 14, Section 10	724
House	31 Elrington St	Pt Lot 13 (B), Sec 10	725
House	33 Elrington St	Pt Lot 12/13 (A), Sec 10	726
Cottage	35 Elrington St	Pt Lot 11/12, Sec 1	727
House	37 Elrington St	Pt Lot 11, Section 10	728
House	38 Elrington St	Lot 10 (Lot 3), Sec 4	744.1
St Andrews	Elrington St	Lots 14/15, Section 1	733
C of E House	48 Elrington St	Lots 9/10 (B), Sec 4	741
Masonic Hall	51 Elrington St	Lots 12/13, Section 1	734
Cottage	63 Elrington St	Lot 1, DP 568393, Sec 2	735.02
House	64 Elrington St	Lot 7, Section 3	737

Keder Street

Cottage	16 Keder St	Lot 25, Section 15	752
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Lascelles Street

House	59 Lascelles St	Pt Lot 9, Section 11	763
Cottage	77 Lascelles St	Lots 4/5, Section 34	767
Catholic Presbytery	Lascelles St	Lots 16/19 Section 9	946
Cottage	112 Lascelles St	Lot 12, DP 576767, Clyde Road	775/001

Mackellar Street

Hawthorn Cottage	1 Mackellar St	Por 199, Ph Boyle	796
Cottage	18 Mackellar St	Lot 3, DP 630521, Lot 3, DP 712208, Section 6	790
Cottage	33 Mackellar St	Pt Lots 11/12, Sec 3	798
Former Mill	Mackellar St	Pt Lots 9/10, Sec 5	975

Monkittee Street

Cottage	51 Monkittee St	Lots 6/7, Section 30	824
Cottage	63 Monkittee St	Lot 1, Section 30	828
House	76 Monkittee St	Lot 1, DP 719449, Section 1	842
Semi-detached residence	Monkittee St	Lots 7/8, Section 32	816
Cottage	90 Monkittee St	Lot 2, DP 563161, Sec 2	840
Cottage	94 Monkittee St	Lots 5/8, Section 2	838

<https://legislation.nsw.gov.au/view/html/repealed/current/epi-1991-0606#sch.1>

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12.1 Notice of Motion - Albion Complex Heritage Listing
Attachment 4 - Tallaganda LEP Schedule 1 Heritage items (Continued)

14/05/2024, 10:02

Tallaganda Local Environmental Plan 1991 - NSW Legislation

Park Lane

Cottage	3 Park Lane	Lot 4, DP 255840, Sec 3	866.04
Cottage	5 Park Lane	Lot 3, DP 255840, Section 3	866.03
Cottage	7 Park Lane	Lots 1/2, DP 255840, Section 3	866.01
Semi-detached housing	18 Park Lane	Pt Lot 23, Section 5	865

Ryrie Street

House	“Tidmarsh” 50 Ryrie St	Lot 1, DP 209874	910
House	“Arcona” 60 Ryrie St	Pt Lots 2/3, Sec 23	905.1

Solus Street

Cottage	Solus St	Lot 1, DP 712208	922
House & Two Outbuildings	3 Solus St	Lot 9, Section 7	924
Cottage	14 Solus St	Lots 7/10, Section 6	921

Wallace Street

Cottage	14 Wallace St	Lot 3, Section 12	1015
Former Shop	27 Wallace St	Lot 17, Section 13	938
Former Hotel	30 Wallace St	Lot 3, DP 635437, Section 11	628
House	“Chez Nous” 39 Wallace St	Lots 11/12, Sec 34	942
Former Business	42 Wallace St	Lot 6, Section 11	1011
Premises & Residence Barn Structure	Wallace St	Lot 7, Section 11	1010
Shops & Residence	44–46 Wallace St	Lot 8, Section 11	1009
Former Hotel	56 Wallace St	Pt Lot 1, Section 8	1008
Group of Shops & Residences	72–74 Wallace St	Pt Lot 2, Section 8	1006
Shops (2)	80 Wallace St	Pt Lot 3, Section 8	1004
Shop	84 Wallace St	Lots 1 & 2, SP 711583, Section 8	1002
Shops (2)	91 Wallace St	Lot 14, Section 9	948
Shops	99–101 Wallace St	Lots 1 & 2, DP 701021, Section 9	948.1 & 950
Former Bank	104 Wallace St	Pt Lots 7/8, Section 8	998
Shops (3)	107 Wallace St	Lots 10/11, Section 9	952
Dzamics Bldg	112–114 Wallace St	Pt Lot 8 (B), Section 8	996
Albion Bldg & Outbldgs	113–117 Wallace St	Lot 1, DP 598830, Section 9	952
Shop, Residences & Stables	116 Wallace St	Lots 7/8, DP 526323 Lots 415, RP 1769 Sec 5	994 993.2
Farmers & Graziers Building	121 Wallace St	Pt Lot 15, Section 4	953

<https://legislation.nsw.gov.au/view/html/repealed/current/epi-1991-0606#sch.1>

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12.1 Notice of Motion - Albion Complex Heritage Listing
Attachment 4 - Tallaganda LEP Schedule 1 Heritage items (Continued)

14/05/2024, 10:02

Tallaganda Local Environmental Plan 1991 - NSW Legislation

Former Bakery	123 Wallace St	Pt Lot 15, Section 4	954
Commercial Premises	125 Wallace St	Lot 1, DP 713618	954.1
		Lot 2, DP 713618 Sec 4	955
Shop	124–126 Wallace St	Pt Lots 3, 5, Sec 5	993
Shop	130 Wallace St	Lots 3/4, Section 5	991
Former Hotel	131–133 Wallace St	Lot 6, DP 519457, Sec 4	956
Shops (3), Passage & Outbldg	139–143 Wallace St	Lots 11/12, Section 4	958–960
Royal Mail Hotel	145 Wallace St	Lots 11/12, Section 4	961
Westpac Bank	Wallace St	Pt Lot 4, Section 5	989
Council Chambers	144 Wallace St	Lots 32, 34, Sec 5	984
Post Office & Residence	Wallace St	Lots 33, 36, Sec 5	
Court House	Wallace St	Reserve 34512, Sec 5	
Police Residence & Outbldgs	Wallace St	Reserve 34510, Sec 5	
Commercial Hotel & Outbldgs	180 Wallace St	Lot 1, DP 711400, Sec 5	978
Former Bank	185 Wallace St	Pt Lot 14, Section 3	965
Museum	186 Wallace St	Lot 1, DP 86338, (Lot 7), Section 5	977
Mill Centre	Wallace St	Pt Lots 9/10, Sec 5	975
Mill Centre (Central Bldg & Flat)	Wallace St	Cnr Pt Lots 9/10, Sec 5	975
Cottage	202 Wallace St	Lot 3, DP 630521, Section 6	790
St Bedes Catholic Church	Wallace St	Lots 16/19, Sec 9	946
Rock Outcrops	Wallace St Lot 1 & Pt 2, Sec 12, & Lots 6/8, Section 13		
Pavilion	Wallace St	Ryrie Park	
War Memorial	Wallace & Wilson Sts		

Wilson Street

Cottage	32 Wilson St	School Ground Section 5	
House & Stables	47 Wilson St	Pt Lots 4/5 (A), Sec 23	1028
Former Convent & Building	Wilson St	Lots 1/2, DP 219650, Section 4	1030.1
House	53 Wilson St	Lot 11, Section 1	1031
The Rectory	62 Wilson St	Lot 2, DP 706093, Section 2	1042.1
Cottage	73 Wilson St	Pt Lot 10, Section 1	1033
House	75 Wilson St	Lot 1, DP 633530, Section 1	1034
House	50 Wilson St	Pt Lot 1, Section 3	1044
Cottage	60 Wilson St	Cnr Pt Lot 1, Sec 3	1043

Remainder of the Shire of Tallaganda

<https://legislation.nsw.gov.au/view/html/repealed/current/epi-1991-0606#sch.1>

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14/05/2024, 10:02

Tallaganda Local Environmental Plan 1991 - NSW Legislation

"Bedervale"	Lot 3, DP 543076, Parish of Coghill
"Half Moon House"	Portion 10, Parish of Mongarlowe
Dr T B Wilson's Gardener's Cottage	Lot 15, DP8711, Parish of Braidwood
"Bellevue"	Lot 1, DP69286, Parish of Coghill
"Manar"	Homestead and Outhouses Part Portion 117, Parish of Mulloon
Bunn Cottage	Portion 42, Parish of Percy
"Durham Hall" Homestead	Portion 96, Parish of Elrington
"St Omer" Cottage	Lot 4, DP790531, Parish of Braidwood
"Caloola" Mill	Portion 98, Parish of Elrington
"Mt Elrington" Homestead	Part Portion 63, Parish of Jinero
St Stephen's Anglican Church	Lot 7, Section 15, Village of Majors Creek
"Nithdale" Homestead	Part Portion 2, Parish of Bendoura
"Ballalaba" Barn	Lot D, DP391419, Parish of Jinero


QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MAY 2024

ITEM 12.1 NOTICE OF MOTION - ALBION COMPLEX HERITAGE LISTING

ATTACHMENT 5 STATE INVENTORY SNAPSHOT

**State Heritage Inventory**

Start your search **VIEW RESULTS**

View Results By: **Map** **A-Z** **Statutory list**

Search (2)

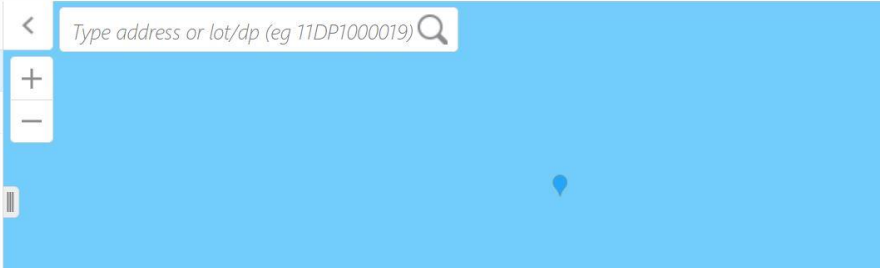
(1) State Heritage Register

(1) Local Environmental Plan

Type address or lot/dp (eg 11DP1000019)

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MAY 2024

ITEM 12.1 NOTICE OF MOTION - ALBION COMPLEX HERITAGE LISTING

ATTACHMENT 6 HERITAGE INVENTORY REPORT OF ITEMS

Item Details

Name

Albion Hotel, 3 adjoining shops & stables

SHR/LEP/S170

SHR #00304

Address

119 Wallace Street BRAIDWOOD NSW 2622

Local Govt Area

Queanbeyan-Palerang Regional

Local Aboriginal Land Council

Batemans Bay

Item Type

Complex / Group

Group/Collection

Commercial

Category

Hotel

All Addresses

Addresses

Records Retrieved: 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Duncan Street	BRAIDWOOD/NSW/2622	Queanbeyan-Palerang Regional	Unknown	Braidwood	St Vincent	MONARO	Alternate Address
119	Wallace Street	BRAIDWOOD/NSW/2622	Queanbeyan-Palerang Regional	Batemans Bay	Braidwood	St Vincent	MONARO	Primary Address

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Builder/Maker

Physical Description

Updated

Hotel (c.1872, on at least the foundations of a c.1855-58 former hotel)

The Historical Archaeological Assessment (HAA) prepared by GML provides details and a historical sketch of a c.1855-58 single-storey hotel, the "Cottage of Content" located on the footprint of the existing two-storey hotel. Judging by the location, form and placement of doors and fenestration along the facade of the c.1855-58 hotel, it is likely that the existing c.1872 hotel was built above, or at least on the foundations of the earlier hotel. Therefore, part of the Albion Hotel would date to c.1855-58 (Heritage Council report, 7.8.2019).

Two-storey rendered brickwork hotel with two-storey timber veranda facing Wallace Street, Braidwood's main street, and Duncan Street, a side street. The corner splay parapet is decorated in stucco with urns, volutes and 'ALBION HOTEL'. The external masonry is otherwise undecorated. The two-storied veranda appears to be a partial reconstruction. The columns and beams are stop chamfered in a traditional Victorian manner. The balustrading is also timber in an 'X' pattern. The chimney and many openings appear to be original. The interior contains original mantelpieces and timber architraves (SOHI, 2015, 1).

The ground floor has an operating cafe and lawyer's office. The first floor has three residential flats. A fourth residential flat is on the ground floor behind the street front. The hotel roof is corrugated metal (ibid, 2015, 1).

Shops (c.1920s)

Three brick shops of two storeys face Wallace Street to the main hotel's south. These are in Federation style and are linked to the hotel by a first floor timber walkway. These shops are typical of c.1920 construction. The shopfronts are original to this period. They have single-storey verandas of timber framing on concrete bases and fibre cement valences. Inside, the shops retain some pressed metal ceilings, cornices and rendered brick wall surfaces. The first floor above the shops has two residential flats (ibid, 2015, 1).

Terrace (c.1920s)

The terrace is a typical c.1920 Federation style and is linked to the hotel by a first-floor timber walkway (ibid, 2019).

Outbuildings:

There are existing outbuildings on site. Later outbuildings are present which date after 1929 (the exact date of each outbuilding is unknown). It is not clear whether any relate to the early 1846-1872 development phase of the site (ibid, 2019).

Stables (c.1855-58)

A sandstock brick stables with gabled hay loft faces the side Duncan Street boundary. It was constructed on a rubble granite base. The softer bricks have deteriorated somewhat. The windows and doors appear to be original. Windows have flat arch brickwork with bricks rubbed to fit. The roof is corrugated steel (ibid, 2015).

The stables with gabled hay loft and tin metal roof is located to the east of the main hotel. The HAA provides early town plans of the area showing that an identical size structure was located on the footprint of the extant shed by 1859. Therefore, it is highly likely that the stables were built close to or at the same time as the c.1855-58 'Cottage of Content' (ibid, 2019).

Shed:

A corrugated steel shed clad in characteristic short lengths was constructed in the rear of the hotel, possibly around the turn of the twentieth century. The door has a sculpted sandstone threshold, evidently reused from another project.

Physical Condition

Updated 06/19/2015

Modifications And Dates

1920s- windows and doors with rippled glass appear to have been replaced.

Several internal walls were removed from the ground floor bar area, the remaining structure is supported on steel beams and a column.

Further Comments

First floor of hotel and shops were not inspected by HO in March 2006

Current Use

Art Gallery

Former Use

Aboriginal land, town lot, Hotel

Listings

Listings

Records Retrieved: 4					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - Permanent Conservation Order - former		00304	6/15/1984 12:00:00 AM	93	3127
Heritage Act - State Heritage Register		00304	4/2/1999 12:00:00 AM	27	1546
Local Environmental Plan	Heritage Conservation Area (Palerang LEP 2013)				
Heritage study	Braidwood Heritage Study				

Procedures/Exemptions

Records Retrieved: 1					
Section of Act	Description	Title	Comments	Action Date	Outcome
57(2)	Exemption to allow work	Standard Exemptions		11/9/2020 12:00:00 AM	

History

Historical Notes or Provenance

Updated

Braidwood or Wigwagly:

Largely unchanged since colonial days the area was originally settled in the 1830s. Aboriginals called the district 'Wigwagly' meaning 'plenty of fur', alluding to the abundant supply of food and clothing from such animals as opossum, koala and kangaroo. Discovered in 1822 by three currency lads, settlement followed in 1833. Due to criminal activities of bushrangers and convicts, a courthouse and lock-up were constructed and the town was built around them. The gold rush of the 1850s brought excitement and population and the district became known for the production of fine wool, beef cattle and fat lambs. In later years mining has re-commenced and the town's colonial charm has attracted a wave of new residents (National Trust of Australia (NSW), <https://www.nationaltrust.org.au/event/looking-at-architecture-braidwood-weekend/>, accessed 6/1/2020).

Early Settlement 1822 - 1839

Exploration

Europeans first entered the upper Shoalhaven River basin in 1822 under instruction from the new Governor, Thomas Brisbane, to investigate the possibility of a track between the Limestone Plains and Bateman's Bay. The reports of good country would have stimulated land selection in the area.

Land grants

The system of land grants available in the 1820s were attractive to settlers. A free grant of 640 acres of land (one square mile) was given to a selector for every (Pounds)500 of money or stock held, with a limit of 2000 acres, shortly afterwards increased to 2560 (four square miles). Captain Duncan Mackellar, one of the earliest settlers in the area, was granted 2000 acres in 1822 with which he selected the property "Strathallan". However it appears he didn't move onto the land until about 1829.

County and parish settlement model

When Governor Darling succeeded Governor Brisbane in 1825 he brought from London a new set of Instructions providing for the colony to be settled according to the English pattern of counties (approx 40 miles by 40 miles). The county boundaries were to generally follow natural features such as streams and ranges and were to have a county town and be divided again into hundreds (11 square miles) and parishes (25 square miles). The parishes were to be, as they were in England, a support for the Church of England that would eventually have a church, burial ground and parsonage in each parish. When the number of people allowed, parish local government of the English

kind could be adopted. The Church and Schools corporation was to have one seventh of the land in each county for support of the Church of England. However it soon became apparent that the sparse populations in outer-lying areas would not support such a system, unlike in the densely populated areas such as Sydney.

Early survey instructions to Hoddle

Survey of the County of St Vincent had commenced in 1824 in the most northerly area. By December 1827 Assistant Surveyor Robert Hoddle (who later surveyed Melbourne) reported that the Shoalhaven had been traced to its source. Earlier in October that year Surveyor General Oxley instructed Hoddle to mark out land grants for intending settlers in the County of St Vincent.

The Anglican Church received priority treatment being allocated one seventh of the whole county consisting of the best land on the east bank of the Shoalhaven River. The Church and School Estate comprised approx 42,000 acres on the east side of the Shoalhaven River with a straight north-south boundary as the estate's east edge. This boundary line had significant ramifications for the subsequent land settlement pattern with Strathallan, Braidwood Farm and Coghill's land all granted east of this line. Even though the Church and School Estate was resumed circa 1835 the legacy of its land allocation remains clearly visible in the landscape today. Other settlers authorised to take possession of land were:

Dr T.B. Wilson RN 2560 acres grant,

Mr D Mackellar 2000 acres grant,

Mr Coghill 2000 acres grant

Mr Coghill 4000 acres purchase

Mr Ryrie 2560 acres grant

Mr Francis Dixon 2000 acres grant

Mr Francis Dixon 2000 acres purchase

Mr George Bunn 2560 grant

Mr D Mackellar Junior 640 grant

Oxley's instructions stated "These are the only settlers who have any title to land in the vicinity of Mt Solus (Mt Gillamatong)".

According to the census of October 1828 there were approximately 90 Europeans living in the area however few property owners were resident on their grant. After 1831 free grants of land ceased but the remaining land suitable for pastoral development was soon sold.

Early Settlers

Captain Duncan Mackellar

Three property holders feature significantly in Braidwood's establishment. Captain Duncan Mackellar and family joined his nephew at Strathallan in about 1829 and to their combined land grants of 3250, added another 4000 by purchase. Mackellar had one of the larger and more centrally located properties in the 19th County (St Vincent) and played a key role in the area until he sold the property in 1836. The bulk of the land was sold to John Coghill who owned the property on which Bedervale now stands. A small portion of land adjoining the "Jellamatong" (spellings vary) village reserve was sold to Dr Thomas Braidwood Wilson whose land adjoined Strathallan to the south.

Thomas Braidwood Wilson

Wilson had selected 2560 acres earlier, but it was not until 1836 that he settled on "Braidwood Farm" with his wife and two children. Wilson had been a Surgeon Superintendent of ships taking convicts to NSW and Van Diemen's Land. He was first granted land in Van Diemen's Land in 1824, which he exchanged for land near Lake George in 1825. In addition he was given 2560 acres which he selected in the 'new country' on 2 tributaries of the Shoalhaven, Monkietee and Flood creeks. Surveyor Hoddle was instructed in 1827 to survey it before all other grants promised in the area.

In 1833 the western end of Wilson's grant was resumed and reserved for a future village and a similar area added to the eastern end in compensation. Wilson was a humane and progressive thinker and it would seem that his settling in the area was encouraged by the administration. Wilson visited 'Braidwood Farm' when he was in the colony but it was not until late 1836 that he settled there with his wife and family. He became a community leader and amongst other things contracted to build the first courthouse in 1837-38. In 1840 Wilson petitioned the government to build a road from Braidwood to Huskisson to enable faster and cheaper shipping of the wool clip to Sydney and, with Col John Mackenzie, supplied the materials and labour for the Braidwood to Nerriga section.

In 1841 Braidwood Farm had 141 residents, twice the number on Coghill's combined properties of Bedervale and Strathallan. Although the drought had broken in 1840, the subsequent depression sent Wilson bankrupt and he died in November 1843. His land was sold to John Coghill for (Pounds)2,000 who now owned all the land on the south, east and north of the town. Before his death, Wilson had purchased the block immediately to the north of Braidwood. He was buried on this block, high on the hill overlooking the town. A memorial and large pine tree clearly mark the site, from which there are superb views of the town.

John Coghill

John Coghill was an astute businessman and manager. He had also managed a property for John Oxley, Surveyor General, near Camden, from which he ran a merchandising depot. Coghill had acquired the Bedervale property circa 1827-28 and visited frequently. He occasionally sat as a magistrate on the bench with Duncan Mackellar and made submissions to the colonial secretary on matters that affected the future of the area. In the mid to late 1830s Coghill engaged John Verge, well known colonial architect, to draw up house plans, and the house was completed by about 1842. It was also in the mid to late 1830s that Coghill purchased Strathallan.

While on a trip overseas John Coghill's daughter Elizabeth married Robert Maddrell, who came from the Isle of Man and was studying medicine at Heidelberg University. They returned to Australia and inherited Bedervale on Coghill's death in 1853. The property included Braidwood Farm which Maddrell renamed Mona, the original name for his birthplace, the Isle of Man. Under Robert Maddrell's management the estate expanded to 33,000 acres, much of it farmed by tenant farmers. By 1860, Robert Maddrell had 84 tenants on the three large Maddrell properties that surrounded Braidwood. Portions of these farms were eventually sold to the tenants, but in 1882 Robert Maddrell still had 52,000 acres.

Most significantly however, the ownership of the land on the north, east and south of the town by one family resulted in the town boundary on these sides remaining virtually intact and the landscape remaining large open paddocks, although there has been some recent subdivision and modification to this cultural landscape.

Early development in the town

Several buildings were erected c1840/41, including the first Doncaster Inn (1841-1907). The economic depression of the early 1840s slowed development a few years but gradually a business centre developed along Mackellar Street adjacent to Monkitee Creek and on the north-facing slope of Wallace Street. Proximity to creek water was an incentive to spread along Mackellar Street as was, apparently, the disincentive of ascending the "Jew's Hill". Surveyor Larmer purchased land and built the Royal Hotel c1845 (the present Museum). In Mackellar Street the three-storeyed Albert Buildings, later converted to a steam-driven flourmill, were used as shops by Hendricks and Jacobs (still standing). On the corner of Mackellar and Wallace Streets was the Post Office and store (still standing). A District Council was established in 1843.

The first steam mill was erected in 1846 at the junction of Monkitee Creek and Mona Creek near the site of Dr Wilson's first house at Braidwood Farm (the footings are still evident).

The population grew from 1100 in the 1841 census to 1429 in the Braidwood Police District in 1851, 212 of who lived in the town. With the discovery of gold in Araluen in mid 1851, and throughout the region soon after, Braidwood's role as the primary town in the district strengthened. Braidwood's business centre eventually crept over the hill and to the south end of Wallace Street following the survey of the road to Nelligen, and the continuing business from the goldfields to the south.

Braidwood's "National School" was opened in 1849 in Wilson Street opposite the present site. The government granted part of the present site in 1851 and a permanent building was finished in 1852. A brewery was opened in 1851 along with numerous other businesses and small industries. The Joint Stock Bank was built 1855 in response to the gold boom, with others following. By 1857 there were three tanning factories in the town. The 1856 census shows 3045 people in Braidwood police district and in 1861 there were 959 people in the town and 8199 in the surrounding goldfields. The town's population climbed to 1197 by 1871.

A small brick Anglican Church and rectory was erected in Wilson Street in 1856. A larger church in Elrington St was dedicated in 1892 and the tower finally added 1899, all from granite quarried on Wilson's Hill and Mt Gillamatong. One third of the local population was Catholic and by 1865 St Bedes was completed. The Wesleyan Church in Duncan Street was built 1856 and the Presbyterian Church erected in 1861 on the corner of Duncan and Monkitee.

The Commercial Hotel, which is currently being restored by John Mitchell, was built 1859. In 1866 there were eleven other hotels in Braidwood besides the Doncaster, the Royal and the Commercial. The Court House hotel still stands as a two storey brick building in Wallace Street as does the Gold Diggers Home, which became Nomchong's hardware and now a bottle shop diagonally opposite St Bedes. Nomchong, who came from China to the goldfields, moved from Mongarlowe to Braidwood in 1879 and his family became well known locally. In the late 1860s, 1870s and 80s, many of the less substantial buildings were demolished and brick and granite structures took their place.

Albion Hotel, Stables and group:

The Albion hotel dates to c.1872, the stables block may date to c.1872 also. The shops adjacent dates to the 1920s.

The Historical Archaeological Assessment (HAA) prepared by GML provides details and a historical sketch of a c.1855-58 single-storey hotel, the 'Cottage of Content' located on the footprint of the existing two-storey hotel. Judging by the location, form and placement of doors and fenestration along the facade of the c.1855-58 hotel, it is likely that the existing c.1872 hotel was built above, or at least on the foundations of the earlier hotel. Therefore, part of the Albion Hotel would date to c.1855-58 (Heritage NSW report, 7/8/2019). This hotel was run by Henry Farmer.

The HAA provides early town plans of the area showing that an identical size structure to the existing stables or coach house was located on the footprint of the extant shed by 1859. Therefore, it is highly likely that the stables were built close to or at the same time as the c.1855-58 'Cottage of Content' (ibid, 2019).

Three two-storey brick shops face Wallace Street to the south of the main hotel. The terrace is a typical c.1920 Federation style and is linked to the hotel by a first-floor timber walkway. The shopfronts have single-storey verandas of timber framing on concrete bases and fibre cement valences (ibid, 2019).

There are existing outbuildings on site. Later outbuildings are present which date after 1929 (the exact date of each outbuilding is unknown). It is not clear whether any relate to the early 1846-1872 development phase of the site (ibid, 2019).

The former Albion Coach House is now a bustling little venue, called 'Deadwood'. Its operators, Dee Gasnier and partner Dave Sargent are in the process of buying the former coach house, a one-time art studio, furniture workshop and home to local newspaper, 'The Braidwood Times', from the Sydney owners of The Albion (aka the Stables). Gasnier and Sargent have applied to build a glasshouse on the western side and add a deck to the other side. (Element, 2018).

Historic Themes

Records Retrieved: 19

National Theme	State Theme	Local Theme
8. Culture	Leisure	Going to the pub
8. Culture	Leisure	Going to an art gallery
8. Culture	Leisure	Gathering at landmark places to socialise
8. Culture	Leisure	Developing collections of items
8. Culture	Leisure	Activities associated with relaxation and recreation
8. Culture	Domestic life	Ways of life 1950-2000
8. Culture	Domestic life	Ways of life 1900-1950
8. Culture	Domestic life	Ways of life 1850-1900
4. Settlement	Accommodation	City Club accommodation
4. Settlement	Accommodation	Housing (regional towns)
4. Settlement	Accommodation	Hostels
4. Settlement	Accommodation	Worker's Dwellings
4. Settlement	Accommodation	Hotel accommodation
4. Settlement	Accommodation	Building settlements, towns and cities
4. Settlement	Accommodation	Accommodating travellers and tourists
3. Economy	Events	Developing local landmarks
3. Economy	Commerce	Innkeeping
3. Economy	Commerce	Developing Commercial Enterprise
1. Environment	Environment - naturally evolved	Changing the environment

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 1

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Braidwood Urban Conservation Study			1996		Freeman Collett & Partners Ltd.

Reference & Internet Links

References

Records Retrieved: 3

Type	Author	Year	Title	Link
Written	Element, Bree	2018	'The little Braidwood building that refuses to abide by the rules'	https://www.smh.com.au/national/act/the-little-braidwood-building-that-refuses-to-abide-by-the-rules-20181206-p50kps.html?csp=d74efde01e09419604f512725c0246af
Written	Element, Bree	2018	The little Braidwood Building that refuses to abide by the rules	
Tourism		2007	The McLeod Gallery	http://www.visitnsw.com.au/Operator.aspx?ProductId=9019350

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Heritage NSW	Heritage NSW	5045458

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