

# **BRAIDWOOD DEVELOPMENT CONTROL PLAN 2006**



**March 2006**

**ECM1735902**

# CONTENTS

<b>PART ONE: GENERAL</b>	<b>1</b>
<b>1 INTRODUCTION</b>	<b>1</b>
1.1 How does this plan relate to other plans?	1
1.2 What is the plan called?	1
1.3 When does the plan take effect?	1
1.4 Where does this plan apply?	1
1.5 Aims	1
1.6 Objectives	1
<b>2 MINOR VARIATIONS TO DEVELOPMENT STANDARDS</b>	<b>4</b>
<b>3 DEVELOPMENT CONSENT</b>	<b>4</b>
3.1 Council approval	4
3.2 Approval from State government authorities	4
<b>PART TWO: LAND USE PROVISIONS</b>	<b>7</b>
<b>4 PRECINCTS</b>	<b>7</b>
4.1 Precinct 1a – WALLACE STREET COMMERCIAL AREA	7
4.2 Precinct 1b – LASCELLES STREET COMMERCIAL AREA	9
4.3 Precinct 2 - RESIDENTIAL WITHIN HISTORIC TOWN BOUNDARY	11
4.4 Precinct 3 – RESIDENTIAL AREA WEST OF RYRIE STREET	14
4.5 Precinct 4 – RESIDENTIAL SOUTH OF THE HISTORIC TOWN BOUNDARY	14
4.6 Precinct 5 – RYRIE PARK	17
4.7 Precinct 6 - FORMER POLICE PADDOCK	18
4.8 Precinct 7 - RURAL AND ENVIRONMENTAL LAND SURROUNDING THE SOUTH, EAST AND NORTH EDGES OF TOWN	19
4.9 Precinct 8 - APPROACH ROADS	20
4.10 INDUSTRIAL LAND	22
<b>PART THREE: DEVELOPMENT</b>	<b>23</b>
<b>5 EXEMPT AND COMPLYING DEVELOPMENT</b>	<b>23</b>
<b>6 DEVELOPMENT APPLICATIONS</b>	<b>23</b>
6.1 Dwellings (including dual occupancy) and buildings	23
6.2 Multi-Unit Housing	24
6.3 Shops/ Offices or Commercial Development	25
6.4 Industrial Development	26
6.5 Other Development Applications	26
<b>PART FOUR: OTHER PROVISIONS</b>	<b>27</b>
<b>7 GENERAL PROVISIONS</b>	<b>27</b>
7.1 Flood Hazard	27
7.2 Alignment of building to street grid	27
7.3 Alterations and additions to non-heritage listed buildings	28
7.4 New buildings – infill development	28
7.5 Garages for new or non-listed buildings	29
7.6 Building height	30
7.7 Fences	31
7.8 Front gardens	32
7.9 Driveways	33
7.10 Driveway - footpath and gutter crossings	33
7.11 Satellite discs and other modern technology	34
7.12 Concealment of Pipes and Vents	34
7.13 Overshadowing	34
7.14 Privacy	34
7.15 Noise Intrusion (Aural Privacy)	34
7.16 Building Materials	35
7.17 Installation of Solid Fuel Heaters	35
7.18 Landscaping	35
7.19 Planting of trees	35

7.20	<i>Effluent Disposal</i> .....	36
7.21	<i>Waste Management</i> .....	36
7.22	<i>Waste Management Plans</i> .....	37
7.23	<i>Keeping of Dogs, Cats, Horses, Poultry and Other Animals</i> .....	37
7.24	<i>Noxious Plants</i> .....	38
7.25	<i>Fire Control Measures</i> .....	39
7.26	<i>Numbering of Premises and Provision of Letterboxes</i> .....	39
7.27	<i>Swimming Pools</i> .....	39
7.28	<i>Sediment Control</i> .....	39
7.29	<i>Access for the Disabled</i> .....	40
7.30	<i>Parking, Unloading/Loading Facilities</i> .....	40
7.31	<i>Section 7.11 and Section 64 Contributions</i> .....	40
<b>8</b>	<b>HERITAGE LISTED ITEMS</b> .....	<b>41</b>
8.1	<i>Heritage Inventory information</i> .....	41
8.2	<i>Building style, character, .....</i>	41
8.3	<i>Alterations to significant elevations, and location of additions</i> .....	41
8.4	<i>Building Scale</i> .....	42
8.5	<i>Height of additions</i> .....	43
8.6	<i>Roof form, scale and material</i> .....	44
8.7	<i>Attics and dormer windows</i> .....	45
8.8	<i>Walls</i> .....	46
8.9	<i>Chimneys</i> .....	46
8.10	<i>Window and door openings</i> .....	46
8.11	<i>Verandas</i> .....	47
8.12	<i>Finishes</i> .....	47
8.13	<i>Garages and carports visible from the street</i> .....	47
8.14	<i>Demolition</i> .....	48
	<b>PART FIVE: SUBDIVISIONS</b> .....	<b>50</b>
<b>9</b>	<b>SUBDIVISION GUIDELINES</b> .....	<b>50</b>
9.1	<i>Background</i> .....	50
9.2	<i>Amalgamation/ consolidation</i> .....	51
9.3	<i>Multi-unit development</i> .....	51
9.4	<i>Subdivision Applications</i> .....	52
9.5	<i>Road Requirements and Objectives</i> .....	53
	<b>PART SIX: ENGINEERING</b> .....	<b>54</b>
<b>10</b>	<b>ENGINEERING WORKS</b> .....	<b>54</b>
10.1	<i>Engineering Specifications</i> .....	54
10.2	<i>Bonds</i> .....	54
	<b>PART SEVEN: STREETSCAPES</b> .....	<b>55</b>
<b>11</b>	<b>THE PUBLIC DOMAIN</b> .....	<b>55</b>
11.1	<i>Background</i> .....	55
11.2	<i>Objective</i> .....	55
11.3	<i>Carriage way</i> .....	55
11.4	<i>Verge</i> .....	55
11.5	<i>Gutter</i> .....	55
11.6	<i>Footpath</i> .....	56
11.7	<i>Street trees</i> .....	56
11.8	<i>Street furniture</i> .....	56
11.9	<i>Street layout</i> .....	56
11.10	<i>Overhead wires and cables</i> .....	57
11.11	<i>Above-ground utility cabinets etc</i> .....	57
11.12	<i>Street lights</i> .....	57
	<b>PART EIGHT: ADVERTISING SIGNAGE</b> .....	<b>58</b>
<b>12</b>	<b>SIGNAGE OBJECTIVES</b> .....	<b>58</b>
<b>13</b>	<b>APPLICATIONS</b> .....	<b>58</b>
13.1	<i>When is Council's Approval Required?</i> .....	58

13.2	<i>Assessment Criteria</i> .....	58
13.3	<i>How to Make a Signage Application</i> .....	59
<b>14</b>	<b>UNSAFE SIGNS .....</b>	<b>59</b>
<b>15</b>	<b>SIGNAGE DEFINITIONS AND LOCATIONS .....</b>	<b>59</b>
<b>16</b>	<b>GENERAL PROVISIONS FOR SIGNAGE TYPES .....</b>	<b>61</b>
16.1	<i>Above Awning Sign (or other eye-catching feature)</i> .....	61
16.2	<i>Advertising Panel</i> .....	61
16.3	<i>Bracket Style Flag Sign</i> .....	61
16.4	<i>Bunting</i> .....	62
16.5	<i>Business Identification Sign</i> .....	62
16.6	<i>Cold Air Balloons &amp; Images (other than toy balloons)</i> .....	62
16.7	<i>Directional sign</i> .....	62
16.8	<i>Drop Awning Sign</i> .....	62
16.9	<i>Fascia Sign</i> .....	62
16.10	<i>Flush Wall Sign (or painted wall sign)</i> .....	62
16.11	<i>Home industry or occupation sign</i> .....	63
16.12	<i>Pole or Pylon Sign</i> .....	63
16.13	<i>Portable footpath sign</i> .....	63
16.14	<i>Projecting Wall Sign</i> .....	63
16.15	<i>Real Estate Signs</i> .....	63
16.16	<i>Roadside business signs</i> .....	64
16.17	<i>Roof signs</i> .....	64
16.18	<i>Temporary signs</i> .....	64
16.19	<i>Top Hamper Sign</i> .....	64
16.20	<i>Under Awning Sign</i> .....	64
16.21	<i>Under fascia sign</i> .....	64
16.22	<i>Window Sign</i> .....	65
16.23	<i>Village Tourism Boards</i> .....	65
16.24	<i>Prohibited signs</i> .....	65
<b>17</b>	<b>SIGNAGE PROVISIONS FOR PRECINCTS .....</b>	<b>65</b>
17.1	<i>Wallace and Lascelles street Commercial areas</i> .....	65
17.2	<i>Residential precincts</i> .....	66
17.3	<i>Approach roads and surrounding rural areas</i> .....	66

## AMENDMENT SCHEDULE

Amendment No.	Area subject to Amendment	Purpose	Resolution to exhibit	Adopt	Notification	Effective From
PRINCIPAL PLAN – Braidwood DCP 2006	Land in the vicinity of Braidwood (Figure 1 of this DCP)	To ensure protection of heritage items and heritage significance of Braidwood	27 October 2005	9 March 2006	15 March 2006	15 March 2006
1	This plan applies to land in the vicinity of Braidwood as shown on Map 1.	Readopt BDCP 2006 for the State listed Heritage area of 'Braidwood and it's Setting'	27 Oct 2021	10 November 2021	10 November 2021	10 November 2021

# PART ONE: GENERAL

## 1 INTRODUCTION

This Development Control Plan (DCP) is intended to establish detailed controls to guide the development of the State heritage listed area of Braidwood.

The planning provisions under the *Queanbeyan-Palerang Regional Local Environmental Plan (QPRLEP) 2022* allow a wide range of land uses but contain only broad development standards. The role of this Development Control Plan (DCP) is therefore to provide detailed standards and guidelines for people preparing development applications and to assist Council in its consideration and determination of those applications.

This DCP has also been prepared in recognition of the State Heritage Significance of Braidwood and its setting.

### 1.1 How does this plan relate to other plans?

In accordance with section 3.43 of the *Environmental Planning and Assessment Act 1979* (the Act) this plan will assist Council in the achievement of the purposes of the *QPRLEP 2022*. In the event of any inconsistency between the provisions of this plan and the provisions of the *QPRLEP 2022*, those of the *QPRLEP 2022* will prevail.

In some parts of this plan the requirements of the *QPRLEP 2022* and of other State legislation are referred to and/or quoted. This is to assist applicants to understand the range of approvals which may be required, and such references should not be regarded as provisions of this plan.

### 1.2 What is the plan called?

This plan is called "*Braidwood Development Control Plan 2006*".

### 1.3 When does the plan take effect?

This plan has been prepared in accordance with section 3.43 of the *Environmental Planning and Assessment Act 1979*. The principal plan was adopted by Council on 9 March 2006 and applied from 15 March 2006.

### 1.4 Where does this plan apply

This plan applies to land in the vicinity of Braidwood as shown on Map 1.

### 1.5 Aims

This DCP aims to:

- a) highlight to landowners and developers the need for full and proper consideration of environmental constraints and servicing requirements in relation to proposed development;
- b) facilitate the conservation of Braidwood's State and local heritage significance and ensure that heritage issues are given appropriate consideration; and
- c) allow for public participation in the determination of development proposals.

### 1.6 Objectives

The objectives of this Development Control Plan are:

In relation to heritage matters:

- to ensure the protection of heritage items and the heritage significance of Braidwood and its setting;

- to ensure that future development does not detract from the historic rural character of the town;
- to ensure management of the town's streetscapes is consistent with the town's historic character;
- to ensure management of the town's perimeter and setting is consistent with its historic and aesthetic values; and
- to maintain Braidwood as a living, working community.

For residential development:

- to enhance the existing built environment;
- to establish density controls for multi-unit residential development;
- to prescribe boundary setbacks which will maintain residential amenity and heritage values while allowing design flexibility; and
- to prescribe landscaping requirements for multi-unit and other residential development.

For commercial development:

- to identify a central commercial area for Braidwood in Wallace street;
- to allow for low density commercial growth along Lascelles Street; and
- to restrict commercial development in other areas, including the approach roads;

For industrial development:

- to allow existing industrial use to continue on current allotments; and
- to facilitate light industrial development where it is not inconsistent with the provisions of this plan.

In relation to subdivision:

- to establish general subdivision guidelines;
- to establish guidelines for the subdivision of existing allotments within the historic town boundary consistent with heritage values;
- to establish guidelines for the subdivision of land within the surrounding area's Heritage Boundary that are consistent with heritage values; and
- to limit negative impacts that might arise from subdivision and subsequent development.

## MAP 1 - LAND TO WHICH THIS PLAN APPLIES



## 2 MINOR VARIATIONS TO DEVELOPMENT STANDARDS

A development control plan is a statement of Council policy which must be taken into consideration in the determination of development applications. However each development application must be considered on its merits and the provisions of this plan may be varied if Council is satisfied that such variations will have a minor impact and are consistent with the aims and objectives of this plan and the precinct in which the land is located. It is the applicant's responsibility to provide a written submission accompanying the development application setting out the reason for any variation and stating why compliance with the standards is unnecessary and unreasonable in the circumstances. In considering such a proposed variation, Council shall have regard to the need to maintain the consistency of implementation of the Plan and to the relevant provisions of the *QPRLEP 2022*.

## 3 DEVELOPMENT CONSENT

*Note: This section is intended to assist readers by providing a summary of the approval requirements that will apply to development proposals. The approvals noted below are required under the QPRLEP 2022, the Act and other State legislation. Applicants should confirm these requirements before lodging applications.*

### 3.1 Council approval

Development applications are required for all development other than exempt and complying developments (refer Schedule 2 and 3 of the *QPRLEP 2022*).

It should be noted that while a development application is not required for complying development, a complying development certificate must be obtained from Council or an accredited private certifier prior to works commencing. An applicant may however elect to submit a Development Application instead of an application for Complying Development Certificate. In such circumstances, the proposal will be assessed in accordance with the provisions of *QPRLEP 2022* and the Act.

In determining a development application, Council will have regard to the impact of the development on the locality, the requirements of the *QPRLEP 2022* and of this DCP, and the other matters specified in section 3.43 of the Act. Council provides for public participation in the determination process in accordance with its notification policy.

Council's planning staff members are available to offer advice on any development proposal, particularly in the early design stages. Council strongly urges all applicants to avail themselves of this service.

### 3.2 Approval from State government authorities

If a development requires development consent from Council and one or more of the approvals listed in Table 1, the development is integrated development under Section 4.46 of the Act.

The assessment of integrated development applications is carried out in conjunction with the relevant approval body. If, after it has assessed the application, the approval body is willing to issue the necessary permit or licence, it will provide its general terms of approval to Council and these are incorporated into Council's development consent. Separate approval from the approval body is still required, but if such an approval is sought within 3 years of the date of development consent it must be granted and any conditions must be consistent with the development consent.

Additional application fees (refer to Council's schedule of fees and charges) are payable.

**TABLE 1 - INTEGRATED DEVELOPMENT APPROVALS**

Act	Provision	Approval
<i>Coal Mine Subsidence Compensation Act 2017</i>	S 22	approval to alter or erect improvements, or to subdivide land, within a mine subsidence district
<i>Fisheries Management Act 1994</i>	s 144	aquaculture permit
	s 201	permit to carry out dredging or reclamation work
	s 205	permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease.
	s.219	permit to: (a) set a net, netting or other material, or (b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat
<i>Heritage Act 1977</i>	s 58	approval in respect of the doing or carrying of an act, matter or thing referred to in s 57(1)
<i>Mining Act 1992</i>	ss 63, 64	grant of mining lease
<i>National Parks and Wildlife Act 1974</i>	s 90	consent to knowingly destroy, deface or damage or knowingly cause or permit the destruction or defacement of or damage to, a relic or Aboriginal place
<i>Petroleum (Onshore) Act 1991</i>	s 16	grant of production lease
<i>Protection of the Environment Operations Act 1997</i>	ss 43(a), 47 and 55	environment protection licence to authorise carrying out of scheduled development work at any premises
	ss 43(b), 48 and 55	environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a 'waste activity' but including any activity described as a 'waste facility')
	ss 43(d), 55 and 122	environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity
<i>Roads Act 1993</i>	s 138	consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road.
<i>Rural Fires Act 1997</i>	s 100B	authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes
<i>Water Management Act 2000</i>	ss 89, 90, 91	water use approval, water management work approval or activity approval under Part 3 of Chapter 3

Integrated development that requires an approval under the *Heritage Act 1977*, the *Water Management Act 2000* or the *Protection of the Environment Operations Act 1997* is ***nominated integrated development***. Such development applications must be advertised in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000* for a minimum period of 28 days.

Although not integrated development, development applications that could potentially affect the water quality within the Sydney water supply hydrological catchment are also referred to the Sydney Catchment Authority. These would typically include applications for any on-site effluent disposal systems, rural and rural residential subdivisions, urban subdivisions of 5 or more allotments and any dwellings not connected to Councils reticulated sewerage system. Other referrals could also include applications for intensive agricultural developments or clearing/logging applications that require consent.

A permit may also be required for the removal of trees and other vegetation under Part 3 of the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*. Council can advise as to whether a permit is required in the particular circumstance.

## PART TWO: LAND USE PROVISIONS

### 4 PRECINCTS

For the purposes of this plan, Braidwood and surrounding area has been divided into precincts, each of which has a particular role and function as follows:

#### 4.1 Precinct 1a – WALLACE STREET COMMERCIAL AREA

The commercial area is located in the central and northern part of Wallace Street and to a small extent on adjacent cross roads as shown below.



*Figure 2 Wallace St Commercial Area (shown hatched)*

#### Objectives

- to preserve the historical character of the precinct's townscape and the contributory and individual significance of the individual heritage items within it;
- to ensure development in the vicinity of buildings with historical importance is in harmony with the form and scale of those buildings; and
- to encourage the location of retailing, office space, and other commercial enterprises which service local and regional needs.

#### Land use

Preferred land uses:

- shops
- offices
- hotels
- cafes and restaurants
- community hall

- galleries
- other compatible commercial development

Other possible land uses:

- dwellings and multi-unit housing (whether attached or not) associated with a preferred land use
- cottage industries associated with existing dwellings

### Specific Controls

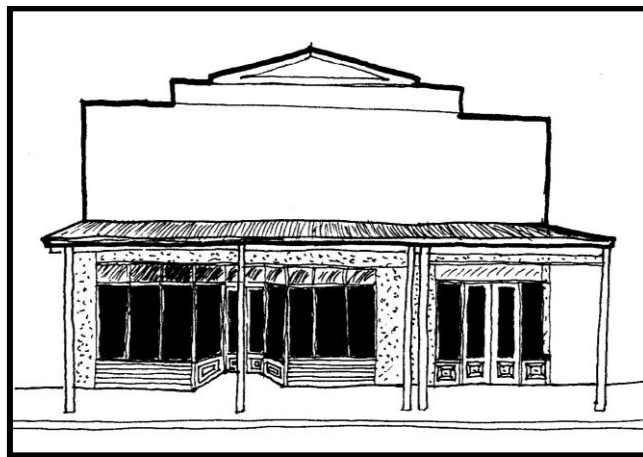
#### New development

New development shall:

- be no higher than the maximum height of the adjacent building;
- not obscure significant views of adjacent buildings;
- be sympathetic to and consistent with the historic built form evident in the main street;
- not be visually dominant in the streetscape; and
- have direct access from the main street, i.e. a doorway opening onto the main street.

#### Shopfronts

New or restored shopfronts must adopt an historic form and palette of materials that is evident elsewhere in the main street.



*Figure 3 Historic shopfront forms*

#### Verandas

Existing verandas and upper-floor balconies shall not be enclosed or removed.

#### Roof form and pitch

Where visible from a public place, the roof form and pitch for new buildings, alterations and additions shall be similar to or sympathetic with historic examples found elsewhere in the main street.

#### Signage

Advertising and business signage will be controlled for size, colour, location, quantity and general appearance. Signage is not to compete with architectural features of the building or to dominate the streetscape. External signage may require Council approval. Signage Guidelines are included at Part Eight of this DCP.

#### Setbacks in Wallace Street between McKellar and Lascelles Streets

Specific circumstances relating to each block may require an increased front or side boundary set back, eg, proximity of adjacent building, historic foot print, rear lane access etc. New development shall not 'compete' with,

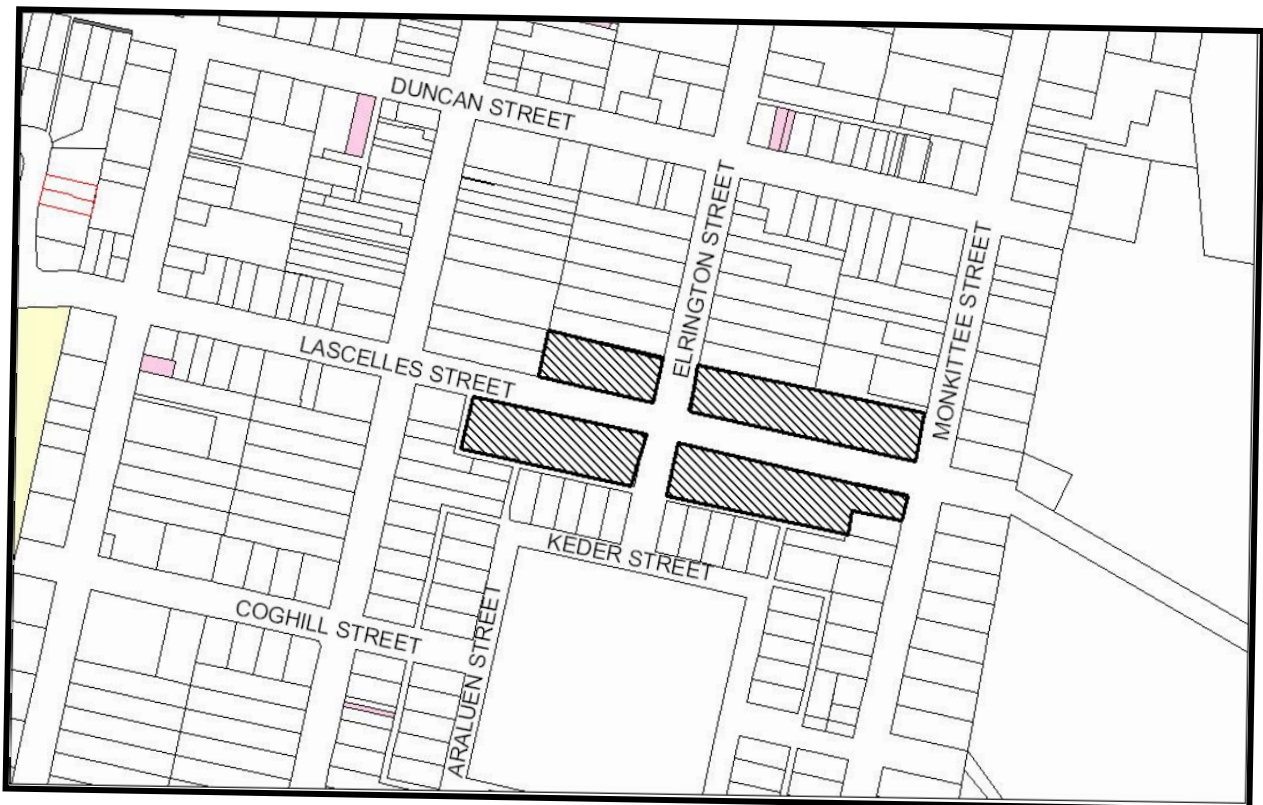
or detract from, adjacent historic structures and in these circumstances Council may require greater setbacks for new or unsympathetic structures. Generally setbacks are as follows:

Side	0.0m
Front	0.0m
Rear	6m

Buildings that continue around a corner into an adjoining street may be built to the street frontage along both street boundaries.

Any setback from the street alignment is not to be used for car parking or similar purposes, but may be considered for café seating etc.

#### 4.2 Precinct 1b – LASCELLES STREET COMMERCIAL AREA



**Figure 4** *Lascelles Street Commercial Area (shown hatched)*

##### Objectives

- (a) to allow for additional commercial activity that cannot be accommodated within the Wallace Street commercial precinct;
- (b) to allow for commercial activity with particular vehicle requirements;
- (c) to preserve the heritage character of the precinct;
- (d) to ensure development in the vicinity of buildings with historical importance is in harmony with the form and scale of those buildings;
- (e) to ensure that development does not block important views of historic buildings, Mt Gillamatong, or other views of the town's skyline.

##### Preferred Land use

- dwellings and multi-unit housing (whether attached or not) with a preferred land use

- shops
- cottage industries associated with existing dwellings
- petrol stations
- motels
- cafes and restaurants
- offices and community premises

## **Specific Controls**

### Commercial development in Lascelles Street

New development in Lascelles Street:

- shall be compatible with the town's historic character in terms of scale, form and character and comprise a mix of smaller building forms rather than a single large-scaled form;
- may utilise a modern pallet of materials; and
- shall be located so as not to compromise views or other attributes of historic structures. New development adjacent to historic structures may be required to be set further back from the street alignment and with an increased side setback.

### Height

New development shall be a maximum of 1.5 storeys (single storey plus attic) in height, and have a:

- maximum finished floor to eaves dimension of 4.2 metres, and a
- maximum height (top of ridge) of 7.2 metres above natural ground level.

### Floor space ratio

The floor space ratio gives an indication of building bulk. This measure is of value to the Council when it considers applications for large buildings on relatively small allotments.

For the purpose of this plan the floor space is the total floor area of all buildings on the site and is inclusive of all covered car parking spaces.

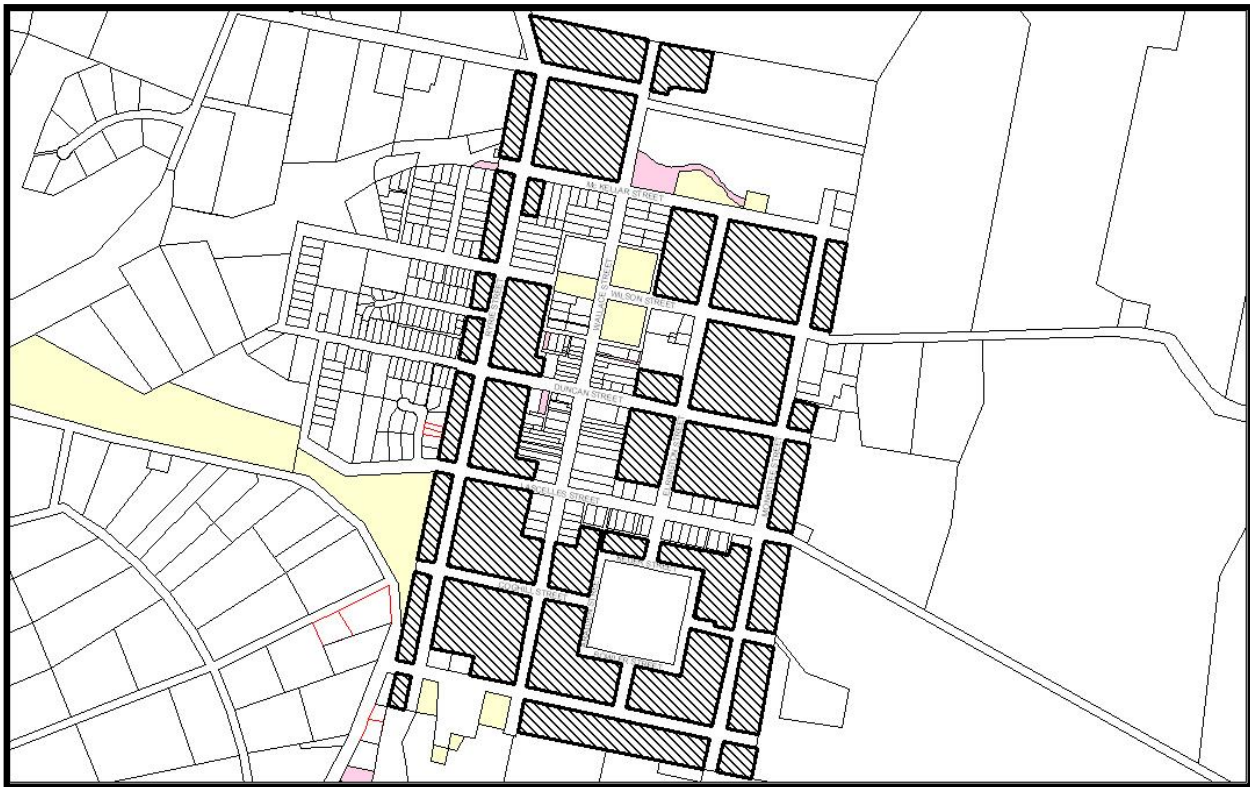
Floor space ratio shall not exceed 0.5:1, (i.e. the total floor area is to be no more than 50 percent of the allotment area).

### Setbacks

New development in Lascelles Street:

- shall generally be subject to the setback provisions that apply to the residential precincts.
- Council may allow up to 50 percent of the Lascelles Street frontage to have zero setback if the building form is entirely in keeping with historic streetscape character.

#### 4.3 Precinct 2 - RESIDENTIAL WITHIN HISTORIC TOWN BOUNDARY



**Figure 5** *Historic Residential Area (shown hatched)*

##### **Objectives**

- (a) to preserve and enhance the residential amenity and character of the precinct;
- (b) to ensure that development in the vicinity of buildings with historical importance is in harmony with the form and scale of those buildings;
- (c) to conserve historically significant items, views and streetscapes;
- (d) to permit uses other than residential uses only where such uses are compatible with and incidental to the residential use; and
- (e) to permit the continuation of existing light industrial use.

##### **Land use**

- dwelling houses and multi-unit housing
- home offices
- cottage enterprises
- bed and breakfast accommodation

##### **Specific controls**

###### Height

Most of Braidwood's residential area is characterised by single storey development, sometimes with an attic incorporated within the roof line.

To ensure that new development does not dominate historic character due to height, the following provisions shall apply:

- in general, two storey structures shall not be permitted;
- dwellings shall be single story but may include an attic or split level development within the roofline.

The maximum heights for development in this precinct are:

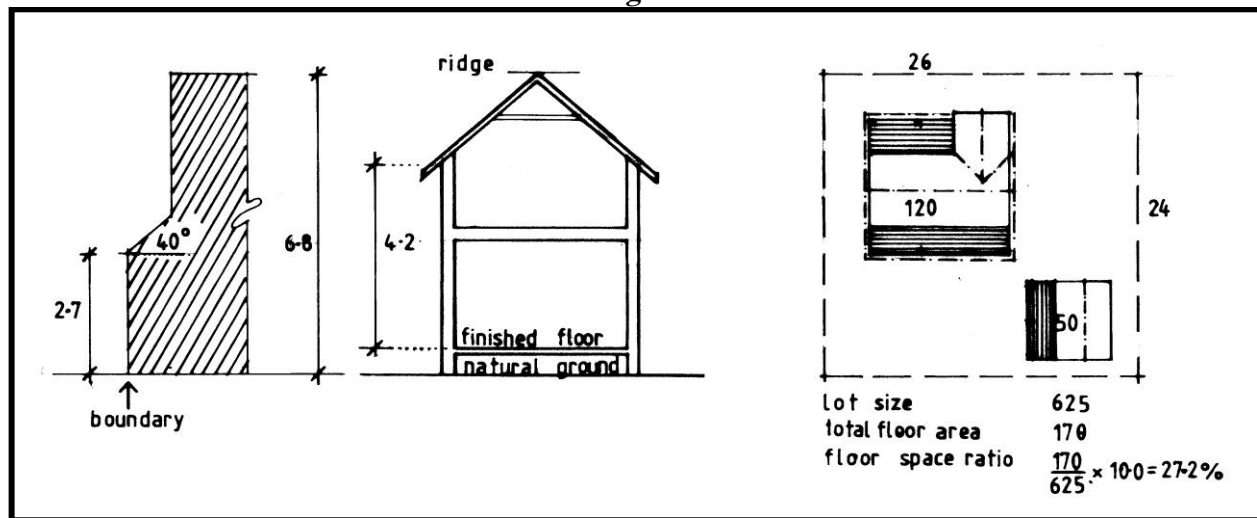
- from natural ground level to top of ridge 6.8 metres
- from top of finished ground floor to the underside of eaves 4.2 metres
- above natural ground at a boundary 2.7 metres

#### Floor space ratio

For the purpose of this plan the floor space is the total floor area of all buildings on the site and is inclusive of all covered spaces including attics, verandas and car parking spaces. The total floor area is measured from the outside face of a building and outside edge of covered verandas and balconies.

- for residential developments, the total floor space ratio shall not exceed 0.33:1, that is the total floor area is to be no more than 33% of the allotment area.

*Figure 6*



*Building envelope at boundary*

*Max permissible height*

*Floor space ratio*

#### Impervious Material

Impervious material includes roofed and covered areas plus driveways, paving, and similar.

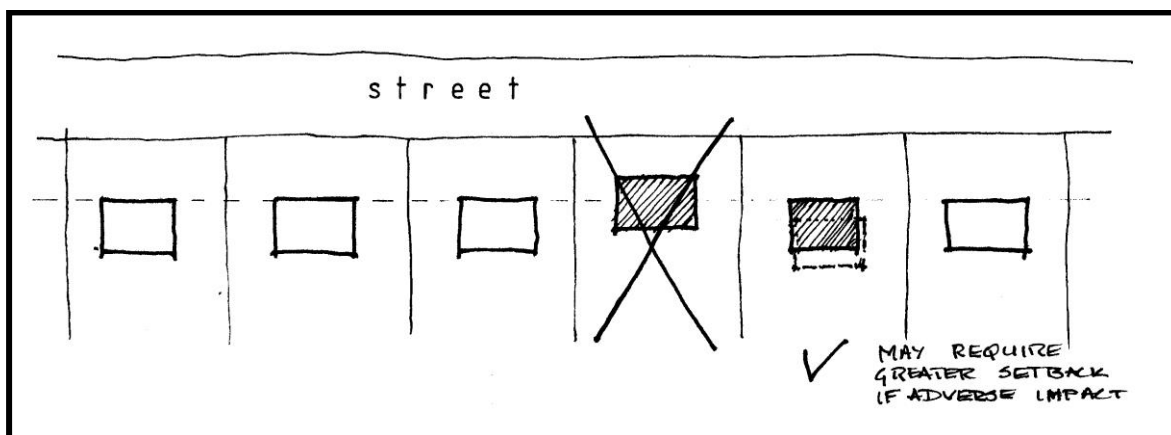
- not more than 50 % of an allotment shall be covered by impervious material.

#### Setbacks single storey

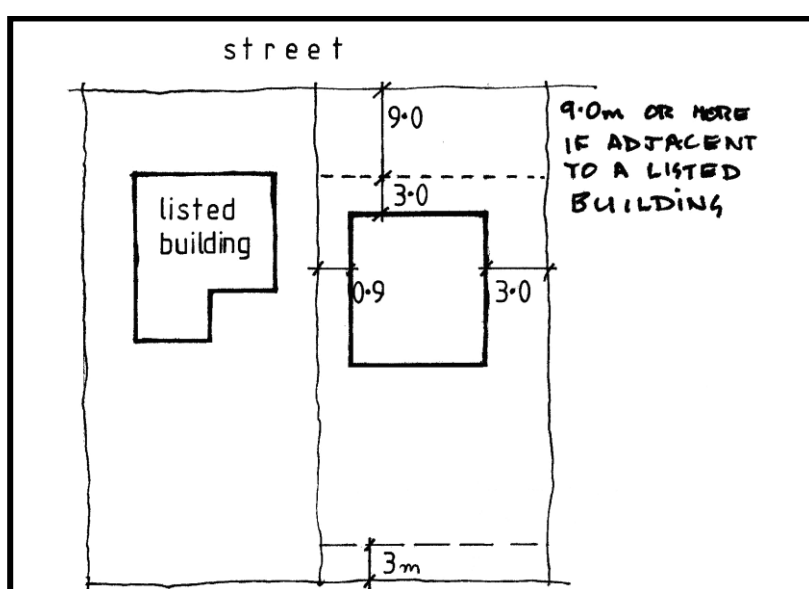
Front boundary setbacks shall reflect setbacks of adjacent buildings. New development likely to have an adverse impact may be required to have a greater setback than adjacent buildings. In general, new buildings shall be required to be set 3 metres further back from the street than adjacent historic buildings, to enable the older buildings to remain prominent. Increased setbacks will be required if compliance with the minimum setback will affect a tree which contributes to Braidwood streetscape.

One side boundary	0.9m
Other side boundary	3.0m
Rear boundary	3.0m
Side street boundary	3.0m or more if there is likely to be a visual impact on historic structures
Front boundary	9.0m, or 3.0m more than adjacent historic structure, whichever is greater

A structure may abut the boundary over a length of 12 metres providing the structure is set back more than 50 metres from the front street boundary.



*Figure 7 Setbacks to remain consistent with existing development*

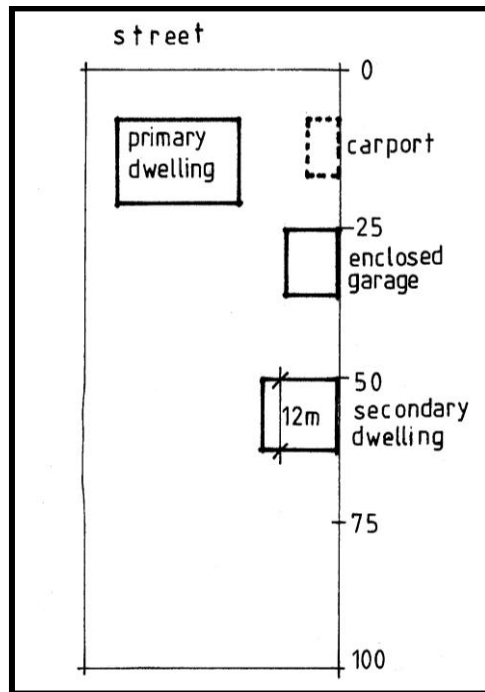


*Figure 8 Front boundary setback*

#### Carport and garage setbacks

Open single width carports may abut the side boundary if set back not forward of the forward building line.

- enclosed garages may abut the side boundary if free standing (not attached to a dwelling or another structure) and set back 25 metres from the street boundary (see Figure 9).



**Figure 9** Required minimum setbacks if structure abuts boundary

#### 4.4 Precinct 3 – RESIDENTIAL AREA WEST OF RYRIE STREET

Deleted – Refer to Section D2 of the *Palerang Development Control Plan 2015*.

#### 4.5 Precinct 4 – RESIDENTIAL SOUTH OF THE HISTORIC TOWN BOUNDARY



**Figure 11** Residential Area South of Historic Town Boundary (shown hatched)

## Objectives

- (a) to minimise impacts of new development on the heritage significance of Braidwood.
- (b) to control development in view corridors.

## Preferred Land use

- dwelling houses
- home offices
- cottage enterprises
- bed and breakfast accommodation

## Specific Controls

New development within any building allotment within the precinct shall meet the following requirements:

- No house shall exceed one storey plus pitched roof with dormer windows (often referred to as one and a half storeys). In no case is the ridge or other highest point of a structure to be higher than 6.5 metres from the natural ground level adjacent to the structure. A structure may be split level where the gradient of the lot dictates.
- The principal structure (i.e. the house) shall not exceed a width facing the road of three quarters of the width of the street frontage of the allotment. On a corner allotment, the house may address either street but if the longer frontage is to be used then the width of the house shall not exceed one half of the frontage to the street and three quarters of the frontage to the side street.
- Secondary structures such as garages or sheds may occupy the remaining permissible building width but may only do so if detached from the house by a minimum of two metres set back from the front building line of the principal structure by a minimum of ten metres.
- No dwelling is to be constructed less than 1.5 metres from any side boundary except when a pair of semi-detached houses may connect across a common boundary providing that a distance of at least 3.0 metres is maintained to the other side boundaries.
- All boundary fences to the road shall be only wire with timber strainer posts or mesh with timber strainer posts or timber post and rail design or timber picket or timber paling fence to a maximum height of 1.2 metres.
- Any internal boundary fences including those between lots shall be of timber paling construction to a maximum height of 1.6 metres which may extend so far forward as the 5.5 metres setback line. Forward of this point the fence must drop either suddenly or on a straight decline so as to reach a maximum height of 1.2 metres by the front boundary of the allotment. Neighbours may, construct wire or mesh fences with timber strainers or timber posts and rail or timber picket fences to a maximum height of 1.6 metres and may plant hedges, trees or shrubs in addition to or instead of fencing.
- Fencing within the no-build buffer zone and along boundaries to public open spaces may only be either of wire or wire mesh utilising timber straining posts or of timber post and rail design to a maximum height of 1.4 metres. Hedges, trees and shrubs may be planted for privacy.
- Fencing along any boundary with the property known as 'Bedervale' must be of a minimum standard of 1.2 metres height, consist of 5 wires with the top two wires being barbed, standard 900mm netting and star steel stakes at 4 metre maximum centres. Strainer posts must be placed at intervals appropriate to the terrain, topography and distance. The fence is to be strained to a tension to prevent stock access.
- The roof of any structures shall only be clad in corrugated iron or Colourbond of an approved colour by Council or rolled galvanised steel or real slate tiles or timber shingles.
- A minimum of 50% of each allotment is to be maintained for deep-soil planting/landscaped area and is not to be paved or made otherwise impermeable to water.
- Any attic room is not to have the external appearance of a second storey to the structure. It is likely to be wholly contained within the roof planes of the house with light and ventilation being provided by in-plane skylights or dormer windows.
- Roof planes are to be aligned parallel, or plus 90 degrees to the side boundary of the allotment.
- No garage, carport, garden shed, or other detached structure is to be constructed on any allotment prior to the construction of the dwelling on the allotment.

Development visible from Ryrie Street, Wallace Street, Elrington Street and/or Monkittee Street shall meet the following additional requirements:

- The roof of the dwelling shall be double pitched and between 32 and 40 degrees to the horizontal.
- The exterior walls of any structure must be constructed in one or a number of ways:
  - Exterior walls of any structure when of brick construction shall be of red sand stock or similar style red brick (i.e. not blond or grey stocks) which may be painted in a colour approved by Council or bare rendered or rendered then painted or tinted in a colour approved by Council. Exterior walls of any structure when of timber shall be clad in horizontal or vertical real timber weather boards (i.e., not Hardiplank, or similar imitation product) which may be stained, oiled or painted in a colour approved by Council or in corrugated Colourbond in a colour approved by Council or Galvanised steel.
  - External walls of any structure may be constructed of real stone or clad in an approved real stone cladding.
  - Exterior walls of any structure may be of rammed earth or mud bricks.
  - Exterior walls of any structure may be of straw bale construction finished in a suitable bare, tinted or painted render in colour approved by Council.

New development on allotments that share a boundary with the property known as 'Bedervale' shall meet the following requirements:

- All vegetation within an eight metre screening area is to be maintained by Owners. Any loss of vegetation is to be placed with similar species as per the approved plan by council.

## **View Corridors**

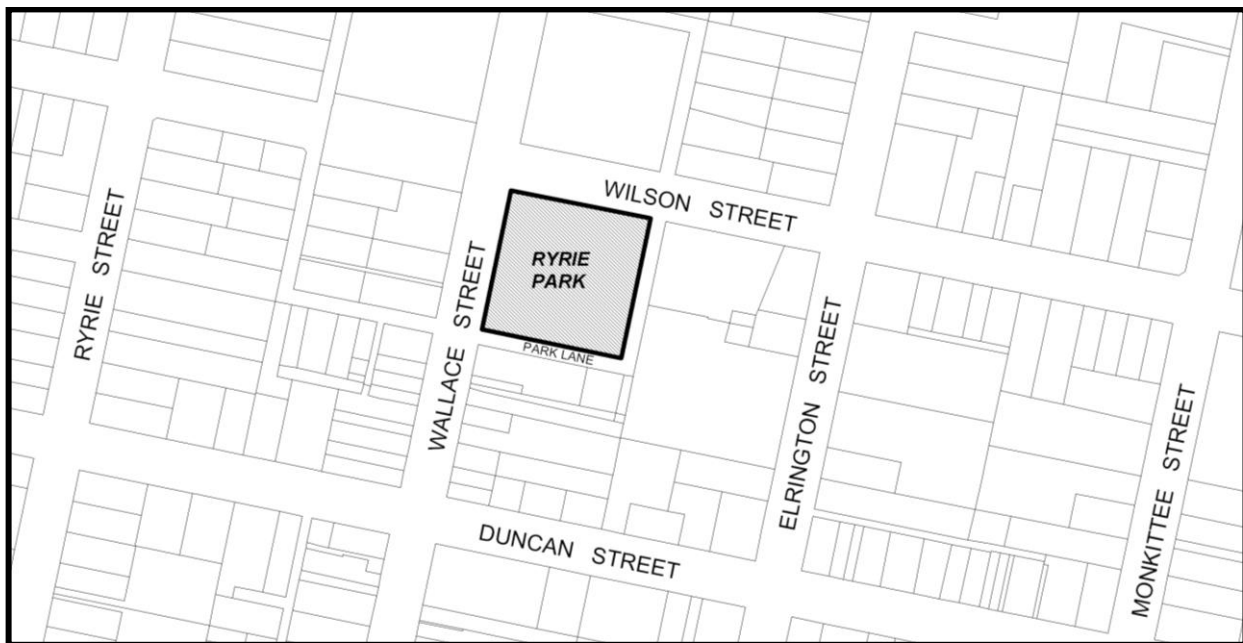
### **Objective**

The objective of view corridors is to protect significant views from public areas of Braidwood to the surrounding rural area. The view corridors (identified as cross hatched in Figure 11) are considered by Council as a means of guiding development away from highly visible areas.

### **Controls**

- No structures, including dwellings, tanks, sheds, communication towers, caravans and the like will be permitted within the view corridor indicated in Figure 11. The view corridors extend out from the town's roads on the south and are defined by projecting the road alignment beyond the town's historic boundary and including an additional arc of 5 degrees either side of the road projection.

#### 4.6 Precinct 5 – RYRIE PARK



**Figure 12 Ryrie Park**

Ryrie Park is significant for its historic associations with Dr Braidwood Wilson and the town's early planning processes. It has gained a mix of aesthetic and social values over time and by virtue of its location and character plays a prominent role in the town. The park is subject to high visitor impacts and requires ongoing management.

##### **Objective**

To ensure that the historic and aesthetic values of Ryrie Park are appropriately managed.

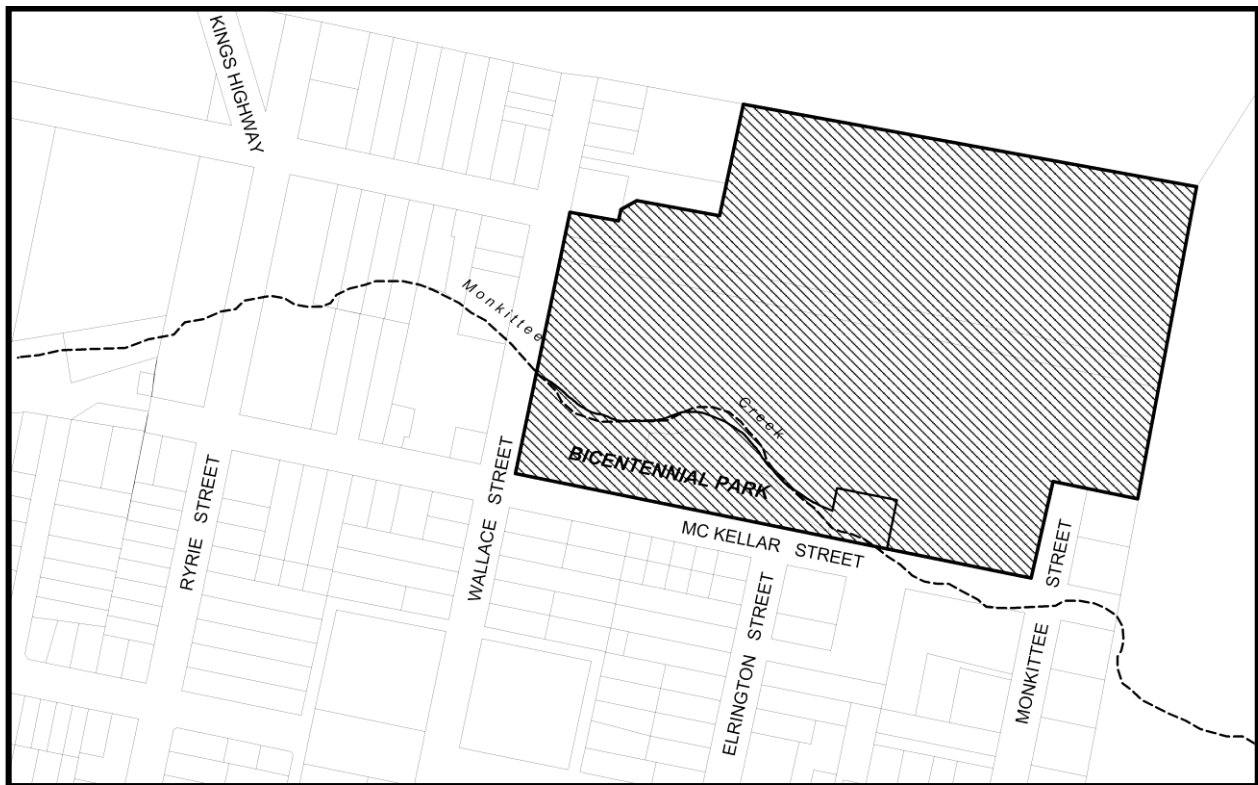
##### **Land use**

recreation

##### **Controls**

- development in Ryrie Park will be guided by the *Park Lane Square Conservation Management Plan*, February 1997, and any subsequent amendments or other supporting documents.
- further development, including public facilities, paving, trees, signage etc shall be guided by a site specific master plan.

#### 4.7 Precinct 6 - FORMER POLICE PADDOCK



**Figure 13 – Police Horse Paddock (shown hatched)**

##### **Background**

The north east corner of the town, north of McKellar Street and east of Wallace Street was set aside for police purposes, largely as a paddock for police horses. Most of the former police reserve is within Zone RU1 Primary Production and has not been developed, other than for a strip along Wallace Street and Bicentennial Park south of Monkittie Creek. A gaol and stables were once erected on a part of the block adjacent to Wallace Street and part of the footings may remain below the ground surface. The footings would be considered significant archaeological fabric under the NSW *Heritage Act 1977* and approval from the NSW Heritage Council would be required prior to disturbance.

##### **Objectives**

The objective for the former *Reserve for Police Purposes* is for the paddock to retain its important historic, aesthetic, social and technical significance by continuing to be used for low intensity development, primarily as open space or for grazing.

##### **Land use**

The preferred use for the private land north of Monkittie Creek is to remain undeveloped grazing land.

##### **Controls**

Development controls for the Police Reserve are:

- Any new or other development within or adjacent to the Former Police Reserve must not have an adverse impact on the heritage significance on the site and/or Braidwood and its setting.
- The fence line defining the former north and east boundaries of the police reserve shall be maintained or renewed, but shall remain on the historic alignment. Additional fence lines may be erected within or abutting the historic fence line.
- Development should not have an adverse impact on significant archaeological remains.
- In assessing development of the reserve, Council shall consider the extent, appearance and location of any proposed infrastructure as seen from the town or public domain.

4.8 Precinct 7 - RURAL AND ENVIRONMENTAL LAND SURROUNDING THE SOUTH, EAST AND NORTH EDGES OF TOWN.

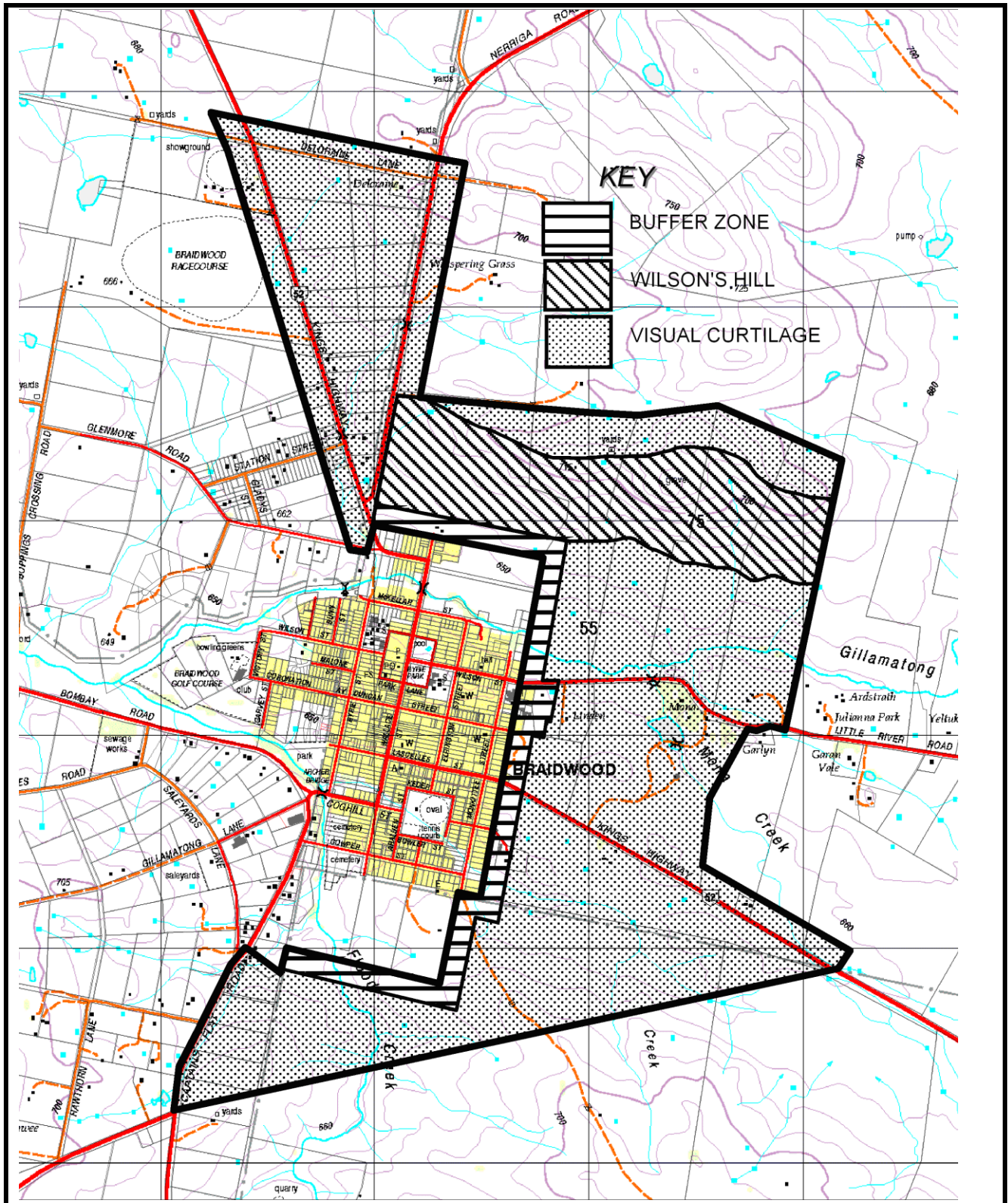


Figure 14 Land surrounding Braidwood

## Background

The rural area surrounding Braidwood retains strong evidence of early 19<sup>th</sup> century land subdivision and settlement patterns, particularly in regard to property boundaries and the relatively low level of building development. This contrasts markedly with the town and reinforces the character of Braidwood as a historic town set within a rural landscape and is part of the State Significant Heritage Value of Braidwood and its setting.

## Objectives

The objective of this clause is to

- (a) retain Braidwood's rural setting;
- (b) retain a rural buffer zone around the south, east and northern edges of the town;
- (c) retain the historically and aesthetically important sense of an abrupt transition between the town and country; and
- (d) protect rural views from the town to the surrounding countryside.

## Land use

- rural
- rural residential
- farm stay
- cottage industry
- recreational of a rural character

## Controls

### Subdivision

- Where the *QPRLEP 2022* permits subdivision, the location of structures will be constrained by this DCP and the need to retain the historic character of Braidwood and its setting.

### Character of development

- Development shall not have an adverse impact on the town's heritage characteristics.
- New dwellings and or groups of structures may consider adopting a form and layout in keeping with Georgian or later 19<sup>th</sup> century structures.
- Building height not otherwise constrained by buffers, approach road setbacks or view corridors may be a maximum of two storeys. Buildings may include attics within the roof pitch provided the overall scale and form of the building is compatible with and /or derived from historic building forms evident in the district.
- Maximum height from natural ground level to top of ridge 9.6 metres
- Maximum height from top of finished floor to underside of eaves 5.5 metres

### Buffer zone

No buildings or structures higher than 1.5 metres above ground level, or permanent earth works shall be permitted within the 100 metre buffer zone shown on Figure 14. This control will not apply to minor rural structures such as fencing, ploughing, feed or watering troughs, trees or driveways.

Fencing within the 100 metre buffer zone should be of "rural" character.

### Development on "Wilson's Hill"

No structures, including dwellings, tanks, sheds, communication towers, caravans and the like will be permitted in the cross hatched area of Wilson's Hill north of Braidwood, shown on Figure 14.

## 4.9 Precinct 8 - APPROACH ROADS

Braidwood's approach roads and entry points have remained largely in their current configuration since the town's inception.

## Objective

- (a) to protect the rural character of the main roads leading to Braidwood and the sharp visual and land use distinction between the historic town and approach roads;
- (b) to prevent ribbon development along approach roads: Kings Highway (both Canberra and coast sides), and the Nerriga and Little River Roads;
- (c) to discourage unattractive or inappropriate industrial and other development from locating within the precinct; and
- (d) to reinforce the notion of Braidwood as a town within a rural setting.

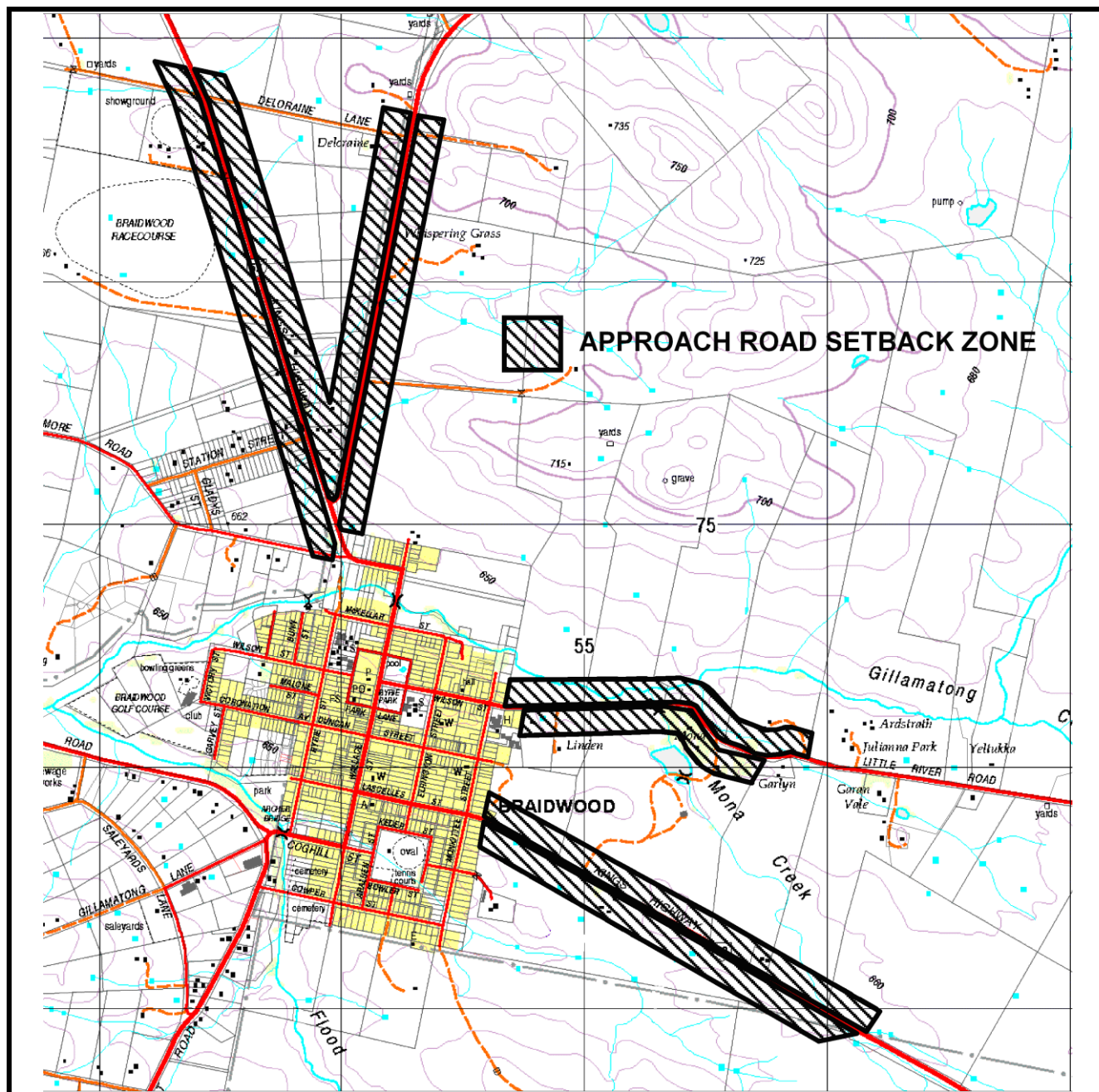


Figure 16 Braidwood's approach roads

## Controls

To avoid ribbon development on the approach roads to Braidwood:

- generally, no new buildings, including dwellings, tanks, advertising structures, sheds, garages, towers, and the like are to be erected within 100 metres of the road boundary other than in exceptional circumstances such as property size and landform constraints.
- no buildings or structures are to be erected within 50 metres of the road boundary.
- screening with vegetation is required for a structure located closer than 100 metres from the road boundary for all roads shown in Figure 16 as 'Approach Roads'.
- portal framed buildings within 100 metres of the approach roads shall have a roof pitch of no less than 25 degrees.
- height of structures within 100 metres of the road boundary will be as follows:
  - maximum eaves height of a structure at 50 metres from the property boundary shall be no greater than 3.6 metres.
  - maximum eaves height of a structure at 100 metres from the property boundary shall be no greater than 4.8 metres.
  - notwithstanding the above, minor encroachments will be accepted for steeply pitched roofs at right-angles to the road, subject to an assessment by Council of their visual impact.
- no 'solid' or metal-sheet fencing is to be erected within 100 metres of the highway boundary.
- continuous development parallel with the road would not meet the objectives for this precinct.

#### 4.10 INDUSTRIAL LAND

An industrial precinct has not been identified. Existing Industrial land use is permitted to continue. Additional development on sites currently used for industrial purposes shall be subject to the relevant provisions in the *QPRLEP 2022* and this DCP. Applications for light industrial developments on sites that are currently not used for industry will be considered in the context of surrounding development, the likely impact that the development may have on the heritage significance of Braidwood and the provisions of this plan.

Appropriate industrial land uses and the identification of an industrial precinct will be given further consideration in the development of the new local environmental plan.

## **PART THREE: DEVELOPMENT**

### **5 EXEMPT AND COMPLYING DEVELOPMENT**

Exempt and Complying Development is set out in Schedule 2 and 3 of the *QPRLEP 2022*.

Reference should be made to this document to determine whether or not a proposal will meet the pre-determined requirements for Exempt or Complying Development. Development applications are not required for exempt or complying developments, but a Complying Development Certificate (issued by Council or a private certifier) is required for complying development.

It should be noted that the Complying Development provisions do not apply to land that is subject to an interim heritage order or that is listed on the State Heritage Register.

### **6 DEVELOPMENT APPLICATIONS**

If the proposal does not meet the requirements of complying development, a development application will be required.

For all development which will result in the demolition or partial demolition of a heritage item, a Heritage Impact Statement is to be submitted which describes:

- the heritage significance of the item or property,
- the likely impact of the development on the item, property and on Braidwood and its settings, and
- what aspect of the design will prevent or minimise this impact.

Council's planning staff should be consulted on the application process and the level of documentation required.

For the main development categories the following matters are to be addressed:

#### **6.1 Dwellings (including dual occupancy) and buildings**

Attention to the following requirements in the submission of the application will ensure that the approval process is carried out expeditiously. Once applicants have determined the development category Part Four of this document should be read as it may contain information relevant to the application.

- (a) A completed application together with applicable fees. The fees relate to both the development and/or building components of the application. Other fees that may be applicable relate to inspection fees, sewer & septic application fees and Long Service Levy.
- (b) A site plan (two copies) of the land to which the application relates must accompany the application, indicating the following:
  - i. the location (address), boundary, dimensions, site area and north point of the land;
  - ii. the existing vegetation and trees on the land;
  - iii. the location and uses of existing buildings on the land (information on heritage nature of buildings if any)
  - iv. the existing levels of the land in relation to the buildings and roads (if applicable)
  - v. the location and use of buildings on sites adjoining the land (if applicable)
  - vi. any buildings which will be demolished in the development process
- (c) Two copies of plan to a suitable scale (1:100 or 1:200) fully describing the proposed development shall accompany the application, and where applicable, that plan or drawing shall indicate the following:
  - i. the location of the proposed new building or works (including extension or additions to existing buildings or works) in relation to boundaries of the land;

- ii. fully dimensioned floor plans including Australian Height Datum where applicable and specifications of proposed buildings showing layout, partitioning, intended uses of each part of the building;
- iii. elevations and sections showing proposed external finishes and heights;
- iv. proposed finished levels of the land in relation to buildings and roads;
- v. building perspective where necessary to illustrate the proposed building;
- vi. proposed parking arrangements, vehicular ingress, egress and movements on the land (including dimensions where appropriate);
- vii. an application to install a sewerage disposal system together with fee and two copies of proposed drainage layout plan;
- viii. effluent report for properties requiring a sewerage disposal system prepared in accordance with EPA guidelines;
- ix. sediment control plan; and
- x. waste management plan for the construction of the building.

***Note: All plans must comply with the Building Code of Australia.***

Home Owner's Warranty Insurance Premiums or an owner/builders permit must be obtained prior to the issuing of the Development Consent.

## **6.2 Multi-Unit Housing**

Further to the process and application requirements set out in clause 8.1 these controls regulate the erection of multi-unit housing residential development with the aim of achieving development having an attractive and varied appearance, and to ensure that an appropriate standard of amenity and environment is maintained for the occupants of individual buildings and those adjacent.

These standards specifically control population density to 60 persons per hectare. Development at densities greater than this will not be permitted.

As a consequence, the emphasis in development control is placed on the amount of landscaped open space provided by each development. A landscaping plan is to be prepared by a qualified Landscape Architect. This plan is to be submitted with any development application and will form part of any approval granted by Council.

Particular attention will be given to the design and appearance of buildings. Council will require the use of turf, gravel, cobbles etc in areas not required for vehicular access parking.

### **6.2.1 Site Area and Frontage**

A site for multi-unit residential development shall not be less than 1500 metres and a minimum width of not less than 25 metres at the front alignment of the building. Site coverage should not exceed 33% for all structures.

### **6.2.2 Density**

The number of multi-units permissible on each allotment is based on lot area. The density is calculated by dividing the number of dwellings by the total area of residential land excluding roads. The following densities would apply:

- (i) one small dwelling unit (one bedroom) per 250 m<sup>2</sup> lot area
- (ii) one medium dwelling unit (two bedrooms) per 350 m<sup>2</sup> lot area
- (iii) one large dwelling unit (three or more bedrooms) per 450 m<sup>2</sup> lot area.

### **6.2.3 Disabled Access**

Council strongly encourages applicants to consider disabled access.

### **6.2.4 Private Open Space**

An open courtyard of at least 50m<sup>2</sup> (minimum dimension 3 metres) shall be provided between the rear wall of each dwelling and the side or rear boundary. This area shall be considered as part of the landscape area. This area should gain some winter sun.

#### **6.2.5 Car parking**

One car parking space is to be provided for each unit. At least one of these is to be a covered parking space provided within the curtilage of each dwelling unit. Additionally one car space per three units shall be provided for visitor car parking.

#### **6.2.6 Clothes Drying Areas**

Suitably screened outdoor clothes line areas shall be provided. A minimum of 7.5 metres of clothes line is to be provided for each dwelling.

#### **6.2.7 Garbage Store**

A suitably constructed garbage bin receptacle shall be provided. It is to be positioned to afford ready access for both residents and garbage collectors.

#### **6.2.8 Landscaped Areas**

Landscaped areas not including vehicular access ways, car parking areas and drying areas shall be provided on the following scale:

- |       |                                |                   |
|-------|--------------------------------|-------------------|
| (i)   | Small dwelling (one bedroom)   | 65m <sup>2</sup>  |
| (ii)  | Medium dwelling (two bedroom)  | 90m <sup>2</sup>  |
| (iii) | Large dwelling (three bedroom) | 120m <sup>2</sup> |

#### **6.2.9 Private Open Space**

An open courtyard of at least 50m<sup>2</sup> for ground floor units shall be provided (minimum width of 4 metres).

#### **6.2.10 Communal Open Space**

Notwithstanding the provisions of this clause, an area of 10 square metres shall be provided for communal use.

### **6.3 Shops/Offices or Commercial Development**

A development application is required. In some cases a food licence will also be required. In addition to the material referred to in clause 8.1, the following information shall, where applicable, accompany the development application. Applicants should read Part 4 of this document as it may contain information relevant to the application.

- details of hours of operation;
- details of refreshments where serving of refreshments is proposed;
- plant and machinery to be installed;
- type, size and quantity of goods to be manufactured, stored or transported;
- number of persons to be employed;
- loading and unloading facilities;
- Amount of traffic expected to be generated and management strategies;
- fire prevention strategies;
- advertising structure relating to the business;
- sediment control plan; and
- waste Management Plan for the construction period and ongoing waste management including details of types and estimated volumes of waste generated;
- landscape plan.

#### 6.4 Industrial Development

A development application is necessary for industrial development. In addition to the material referred to in clause 8.1, the following information shall, where applicable, accompany the development.

Attention to the following requirements in the submission of the application will ensure that the approval process is carried out expeditiously. Applicants should read Part Four of this document as it may contain information relevant to the application.

- details of hours of operation;
- plant and machinery to be installed;
- type, size and quantity of goods to be manufactured, stored or transported;
- number of persons to be employed;
- loading and unloading facilities;
- amount of traffic expected to be generated and management strategies;
- fire prevention strategies;
- advertising structure relating to the business;
- sediment control plan; and
- waste management Plan for the construction period and ongoing waste management including types and estimated volumes of waste likely to be generated.

#### 6.5 Other Development Applications

- (a) In the case of **demolition** - details of the heritage significance, age and condition of the buildings or works proposed to be demolished.
- (b) In the case of an **advertising structure** refer to Part 8.

## PART FOUR: OTHER PROVISIONS

### 7 GENERAL PROVISIONS

#### 7.1 Flood Hazard

Council will take the following matters into consideration before consent is granted to development of floodplain land:

- the extent and nature of the flooding or inundation hazard affecting the land,
- whether or not the proposed development would increase the risk of or severity of flooding or inundation affecting other land or buildings, works or other land uses in the vicinity,
- whether the risk of flooding or inundation affecting the proposed development could be reasonably mitigated and whether conditions should be imposed on any consent to further the objectives of this plan,
- the social impact of flooding on occupants, including the ability of emergency and support services to access, rescue and support residents of flood prone areas, and
- the provision of any Floodplain Management Plan or Interim Local Flood Policy adopted by the Council.

The habitable floor level is required to be a minimum of 500 mm above the 1:100 year flood level as defined in the *Braidwood Flood Study Risk Management Study and Plan 2019*.

Development must be designed such that residents are not isolated by floodwaters or by exit paths that are impassable in floods.

#### 7.2 Alignment of building to street grid

Almost all of Braidwood's historic buildings were aligned to the street

##### Objectives

- To respect the traditional set out and orientation of buildings within the town;
- New buildings within the historic town area will be set out parallel with, or at 90 degrees to the street; and
- New buildings having a street frontage should have an appropriate presentation or 'address' to the street.

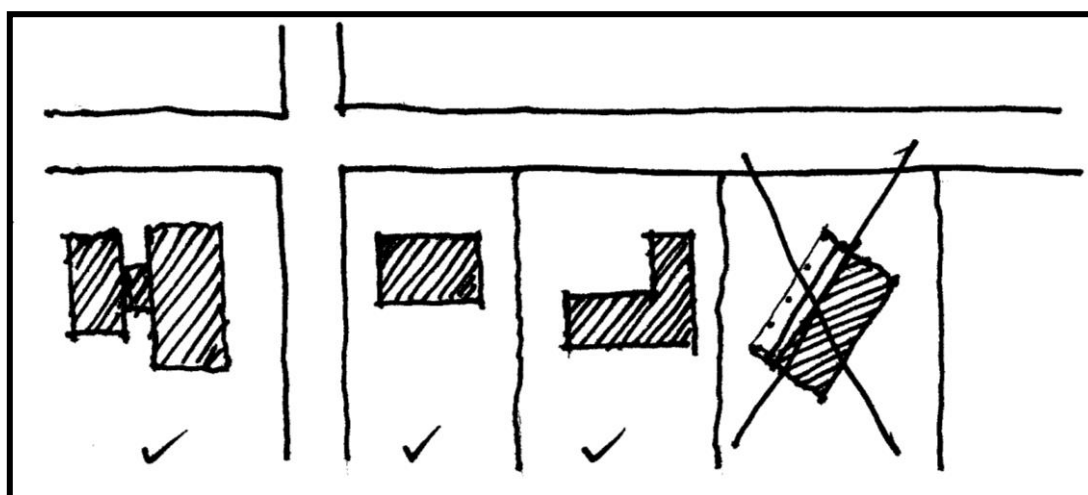


Figure 17 New buildings should align with the town grid

### 7.3 Alterations and additions to non-heritage listed buildings

Many of the non-listed buildings in and around Braidwood have interesting architectural and historic associations that contribute to the town's historic, aesthetic and social values.

#### Objective

- To encourage sympathetic development of non-listed buildings; and
- To encourage alterations and additions to non-listed buildings to be consistent with the style of the building that is being altered.

#### Control

Alterations and additions on or near local heritage items shall be sited so that they:

- do not have an adverse impact on the heritage significance of the item; and
- do not have an adverse impact on the views of the item from the street or public domain.

Original façades should be restored where possible, including:

- reinstating earlier verandas, doors, windows etc using matching materials and details;
- removing previous layers of alterations that are unsympathetic or detract from the heritage significance of the place.

### 7.4 New buildings – infill development

New development has the potential to impact on historic buildings and streetscapes by virtue of scale, location, appearance and landscaping.

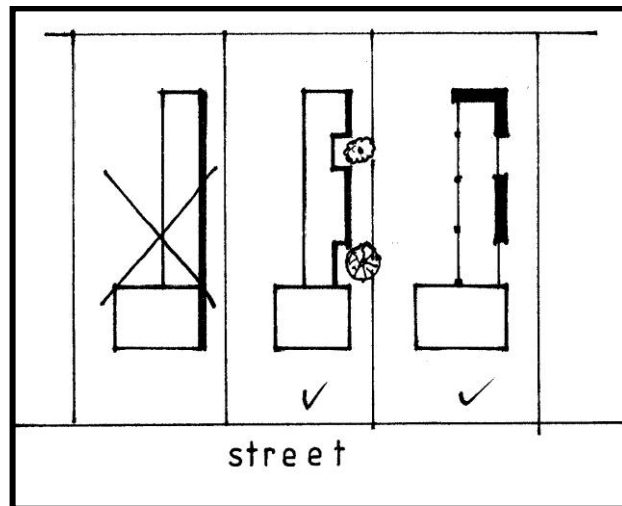
#### Objective

The goal with new development is for it to harmonise with the existing streetscape and roofscapes and not block views, or compromise the appreciation of significant buildings.

#### Control

New buildings shall:

- be appropriate to the character of the streetscape or context,
- be of a similar height or less than surrounding buildings,
- not obstruct views (including oblique views along the street) of significant buildings,
- not visually dominate the streetscape or roofscape of Braidwood,
- be set back or further away from the significant building if it is likely to have an adverse impact on a heritage building by virtue of scale, location or appearance, and
- visible side elevations should be articulated if greater than 15 metres in length. The articulation can take the form of a rebate in the wall, possibly in combination with a full height change of wall material.



**Figure 18** *Long side walls should be articulated*

New development may:

- "borrow" architectural language or design from early historic and/or contributory architectural buildings, such as roof pitch, corrugated iron roofing or weatherboard walls, and
- may interpret traditional design concepts in a modern way, and do not have to copy existing buildings.

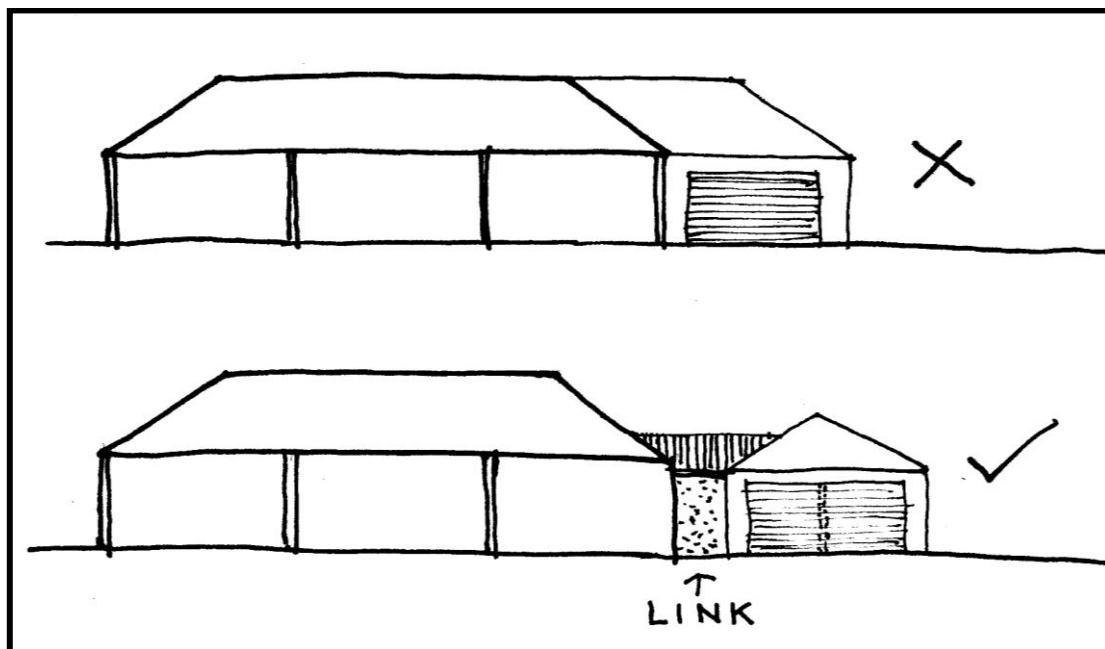
Depending on the scale of work, new development should be preceded by a building and streetscape character analysis, streetscape elevation, and definition of suitable envelope, all of which should be discussed with the heritage advisor prior to undertaking detailed design.

Where a structure is unable to achieve suitable design standard, for example because of its utilitarian or specific nature, it is to be lower, set back from adjacent structures and incorporate suitable screening.

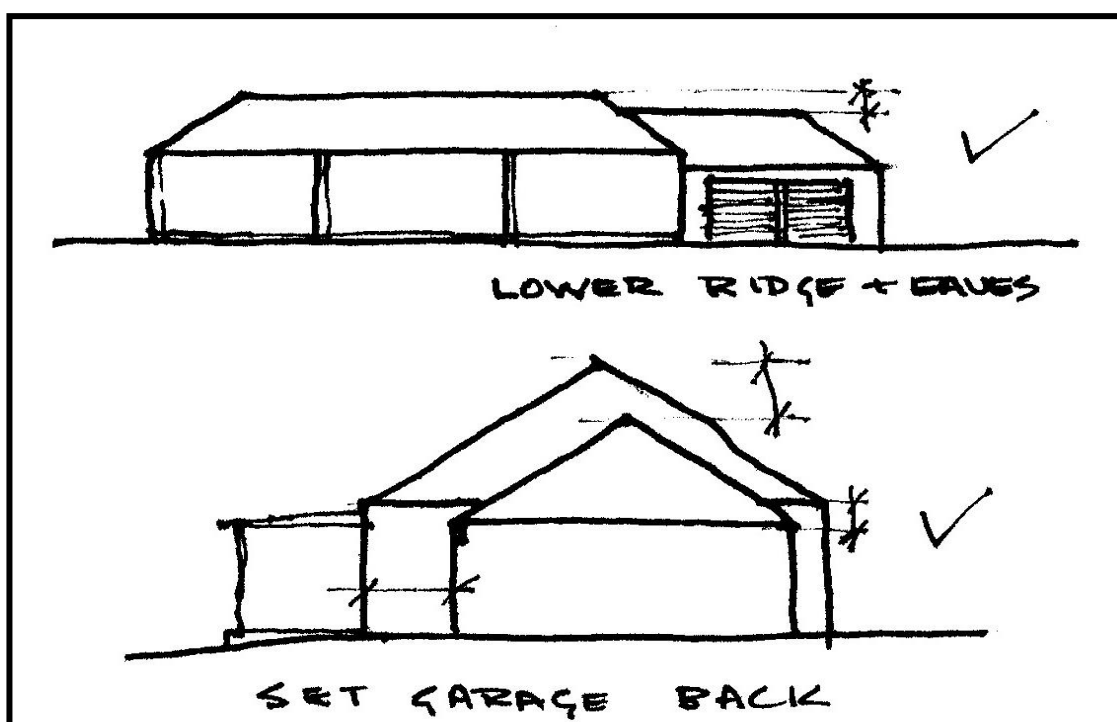
### **7.5 Garages for new or non-listed buildings**

Garages and carports should generally conform with guidelines for the addition of garages to heritage listed buildings. Whether under the same roof or separate, garaging should not have a visually dominant impact on the streetscape and should be designed as a "lesser" element in the composition of a building façade.

- Attached garages to new dwellings should be set back a minimum of 900mm from the front face of the dwelling.
- The roof form of a garage attached to a new dwelling should not be a continuation of the main roof, but rather be articulated to reduce its scale and bulk.



*Figure 19 Dwelling to remain the primary building*



*Figure 20*

*Garages to be of a lower scale and set back from the front of dwelling*

## 7.6 Building height

Braidwood's aesthetic significance as a nineteenth century country town can be seen in the generally low height of its residential buildings. Most are one storey or one storey plus attic space. Few original houses are two stories or more.

For controls, refer to specific heights in the Precinct provisions earlier in this Plan.

## 7.7 Fences

### Background

Fences play an important role in historic towns and can reinforce the historic and aesthetic value of buildings and streetscapes, particularly the front fence, the side fences that are forward of the building line, and sometimes the fences between the dwelling and its side boundary.

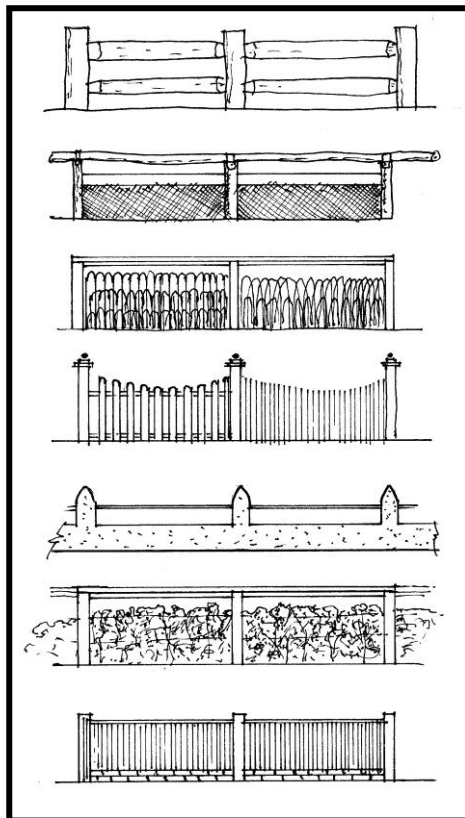
Typical traditional front fences and side fences forward of the building line could have been post and rail timber, strand wire with or without netting, woven wire on a timber frame, low palings, milled pickets or occasionally low height masonry in combination with steel or timber. Hedges or garden beds were often integrated with the fence. Tall front fences that could not be seen over would have been rare. Rear and side fences behind the building line would typically have been post and rail, timber pickets or strand wire.

### Objective

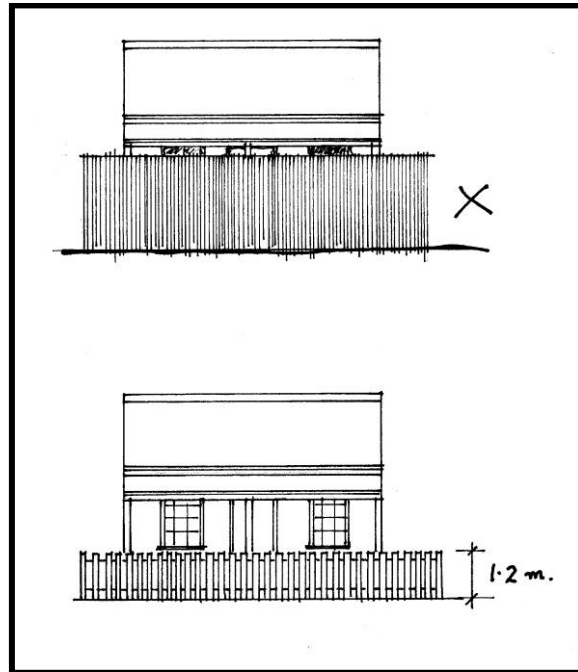
To ensure that fences reinforce the aesthetic and historic values of individual places as well as streetscapes:

### Guideline

- The reconstruction of known original fences using traditional technology and materials is encouraged.
- The style, detail and materials of fences should be consistent with the period of the building.
- Except hedges, all fencing in front of the main elevation of the house must be able to be seen through (i.e. not a solid wall).
- Front fences should not exceed 1.2 m in height.
- Modern style ribbed metal panel fences should not be used forward of the building line or on the street-side elevation of corner blocks.



*Figure 21 Some traditional fencing styles*



*Figure 22 Front fences should not exceed 1.2m in height*

### 7.8 Front gardens

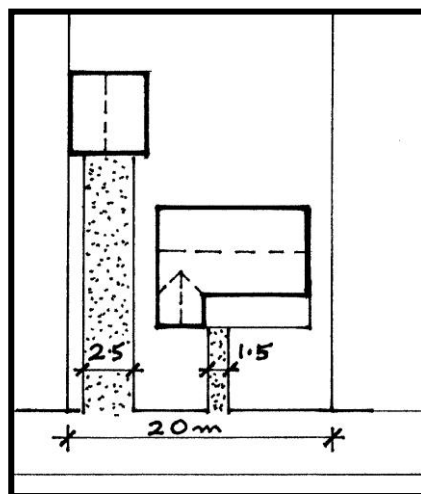
The gardens of all dwellings in Braidwood have the potential to contribute to the aesthetic qualities of the town and provide an appropriate setting for individual historic buildings.

#### Objective

To preserve streetscape and local identity by allowing for the growth of plants in the front gardens of dwellings.

#### Guideline

- Front gardens must not be extensively paved, concreted or made impermeable to rainwater.
- Hard paving, including driveways and paths etc should not exceed 20% of the area forward of the building



*Figure 23 Hard paving at front should not exceed 25% of lot width*

## 7.9 Driveways

### Background

Historically, driveways in Braidwood would have been of natural ground that was subsequently hardened by the addition of crushed gravel or rock, or paved with stone or brick. By the mid 20<sup>th</sup> century paired strips of concrete may have been used in combination with grass and garden beds. The use of large areas of poured concrete for driveways and turning areas is more typical of the later half of the 20<sup>th</sup> century.

Most historic houses and gardens have a high degree of texture and character, and the extensive use of large areas of concrete for driveways and turning circles can detract from the historic character of a precinct due to the bright and unrelieved surface, and as an item that is not typical of the period.

Furthermore, concrete poured close to historic buildings can exacerbate moisture control problems and rising damp in the structure.

### Objective

To reduce the impact of large areas of concrete on historic houses and streetscapes:

### Control

- Driveways that are visible from the street should preferably consist of two wheel-tracks made of brick, gravel, concrete strips or compacted material.
- Full width driveways should generally be less than 2.5 m wide.
- Full width driveways should not be laid directly against a building, other than for pedestrian access.
- full width driveways should be 'softened' with vegetation on either side.
- full width driveways should be in a textured surface such as hardened gravel, brick, rock or pavers or a dark matt surface such as bitumen.
- Extensive use of poured concrete should be avoided where visible from the street, unless there is no feasible alternative.
- Where large areas of concrete cannot be avoided, the concrete should be finished as an exposed aggregate to reduce glare and increase the surface texture and character.

## 7.10 Driveway - footpath and gutter crossings

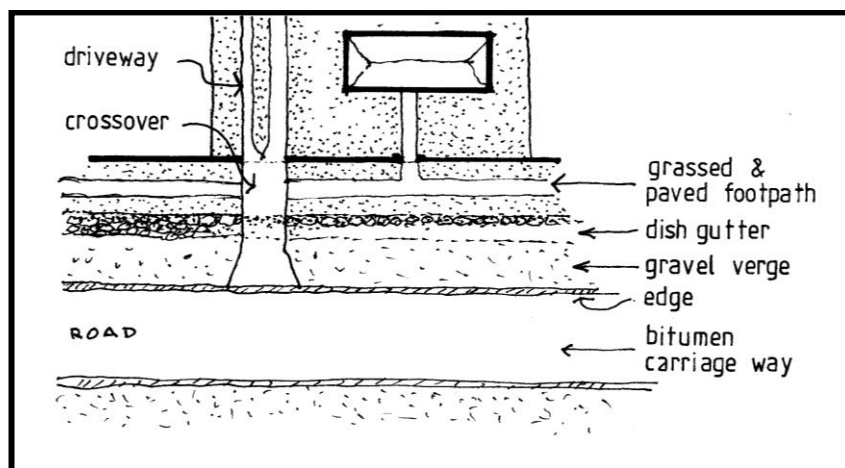
The traditional roadside gutter in Braidwood was a dish drain in gravel, grass or sometimes stone. Many of these still remain and contribute to the sense of Braidwood as an historic country town. Domestic driveways have the potential to impact on the streetscape where they cross the footpath and gutter.

### Objective

To encourage a style of driveway cross-over that is appropriate to historic country towns and also meets owner's functional needs.

### Control

- Where the existing footpath and gutter is grass or gravel, then driveway crossovers should be finished in gravel, brick, clay pavers, stone flagging, crushed rock, cobbles or similar.
- Where existing footpaths are concrete, the finished material of driveway crossovers may also be in concrete.
- Existing granite guttering is to be conserved in situ, with the driveway cross over, drainage pits etc designed in keeping with the original granite gutter.



*Figure 24 Driveway, footpath and gutter crossing*

### **7.11 Satellite discs and other modern technology**

Modern technology has the potential for adverse impact on the appearance of historic structures.

#### Control

If practical, solar panels, satellite discs and the like should be located so that they are not readily visible from the public domain and will not have an adverse impact on the local streetscape and the roofscapes of Braidwood.

### **7.12 Concealment of Pipes and Vents**

Consideration is to be given to the concealment of service pipes and vents within the external walls of any building.

### **7.13 Overshadowing**

Council may require design changes to be taken where a proposed development is likely to cause undue overshadowing to an adjoining property's open space and windows. Shadow diagrams may be required to demonstrate the impact.

A reasonable level of sunlight to neighbour's habitable rooms and recreation space between 10.00am and 3.00pm on 21 June should be maintained.

### **7.14 Privacy**

Buildings should be sited and designed to minimise the potential for overlooking into an adjoining properties habitable rooms and open space.

Careful consideration should be given to the siting of windows, especially first floor windows so that they do not look directly into windows of habitable rooms of adjoining properties.

Landscaping can be employed to reduce the impact of overlooking.

### **7.15 Noise Intrusion (Aural Privacy)**

The impact of potential intrusion should be addressed in relation to compatibility with the ambient noise level at the relevant boundary of the site.

### **7.16 Building Materials**

Materials should be non-reflective to avoid glare.

Council encourages the use of recycled materials in developments. Applicants should use materials that are structurally sound and appropriate to the locality of the development.

### **7.17 Installation of Solid Fuel Heaters**

All solid fuel heater installations, including new and second hand heaters and relocation of existing heaters, need approval from Council. The installation must comply with the Building Code of Australia and Australian Standard 2918. Applications must include the following:

- Floor plan for the location of the solid fuel heater
- Manufacturers details showing setback distances from combustible walls and flue construction

Work cannot start until approval is obtained. Council is to be notified for a final inspection when works are complete.

A certificate from the installer is required for flue installations prior to Council certifying the completed works.

Existing heaters or second hand units and associated flue installations are to be accompanied by the same information as new heaters. Where no manufacturers' specifications are available a certificate from a suitably qualified person for setback dimensions from combustible walls and building components is required.

Selection of the solid fuel heater and subsequent use is to comply with the emission recommendations of the NSW Environmental Protection Authority. Council can provide advice on the most efficient use of your heater.

Gas or oil fired appliances do not require specific Council approval. However, a compliance plate and associated certification must be provided to property owners, by a licensed installer.

### **7.18 Landscaping**

Well planned and executed landscaping contributes to the appearance and amenity of the development. Trees and shrubs can also have an important role in the control of sun, noise, and wind, screening of functional spaces such as parking areas and minimising the amount of water running off the property.

Landscaping should be planned and undertaken during the initial stages of the development. Plans should be at a scale of 1:100 or 1:200. For multi-unit housing, commercial and industrial developments and some domestic construction, landscaping details must be included in the development application.

The planting of vegetation consistent with the immediate environment is encouraged.

Xeriscape gardens (gardens requiring no water other than rain water) are strongly encouraged.

### **7.19 Planting of trees**

Applicants should seek advice and carefully consider the type of trees to be planted.

The following should be considered in species selection:

- Trees that will grow to a height of greater than 3 metres should not be planted in the vicinity of powerlines. For advice on trees and powerlines contact the local electricity authority.
- The proximity of the mature tree to adjoining properties and the road reserve.
- The location of the mature tree and its roots to household drainage. Trees should not be planted closer than 3 metres to a building.

- Only shrubs should be planted in the road reserve, as trees may cause damage to cables and pipes.

## 7.20 Effluent Disposal

Where reticulated sewerage is not available an on-site waste management system must be provided.

Under section 68 of the *Local Government Act 1993* approval for the system must be obtained from Council prior to the installation of the system. Only systems that comply with NSW Health Department guidelines can be approved.

Requirements for approval

- Completion of an application form to install the system with appropriate fees.
- Site plan, to scale, showing the location of:
  - the sewage management facility proposed to be installed or constructed on the premises, and
  - any related effluent application areas, and
  - any building or facilities existing on, and any environmentally sensitive areas, of any land located within 100 metres of the sewage management facility or effluent application areas.
- The application must be accompanied by full specifications of the sewage management facility proposed to be installed or constructed on the premises concerned.
- The application must be accompanied by details of the topography, soil composition and vegetation of any effluent application area related to the sewage management facility together with an assessment of the site in light of those details. The location of test pits is to be shown on the site plan. The site assessment must be completed in accordance with the *Environment and Health Protection Guidelines: On-site Sewage Management for Single Households*.
- The application must be accompanied by a statement of:
  - the number of persons residing, or probable number of persons to reside, on premises, and
  - such other factors as are relevant to the capacity of the proposed sewage management facility.
- The application must be accompanied by details of:
  - the operation and maintenance requirements for the proposed sewage management facility, and
  - the proposed operation, maintenance, servicing arrangements intended to meet those requirements, and
  - that action to be taken in the event of a breakdown in, or other interference with, its operation.

More details are available in a pamphlet titled *On-site effluent disposal reports*. A copy is available from Council.

## 7.21 Waste Management

An average household produces about one tonne of solid waste per year. Approximately one half to two thirds of domestic waste by weight is organic.

Another one third is potentially recyclable. Council encourages the minimisation of waste and composting/use of worm farms to reduce the amount of household and commercial waste going into landfill.

Further information is available from the NSW Environment Protection Authority website: <http://www.epa.nsw.gov.au>

A kerbside recycling program operates in Braidwood and items for recycling may also be taken to the recycling areas of Council landfills.

New developments are required to participate in available kerbside recycling services.

Council encourages the recycling of material. Information on recycling organisations is available from the Council. The requirements for each individual development will vary depending upon the volume and nature of wastes generated. However, the following principles will apply:

- an area shall be provided on all premises for the storage, servicing and maintenance of an approved waste container together with any ancillary equipment. The location and size of this area shall be determined by Council;
- stored waste shall not create offence either by emission of dust, leachate, odour and unsightliness or being a harbourage for vermin.

### **7.22 Waste Management Plans**

Applicants are required to submit a waste management plan with the development application for the management of waste during construction phase. Commercial and Industrial developments also need to submit details of how waste will be managed when commercial activity commences. Plans should include detail on the disposal means of waste from the construction site. For example plastic drink bottles can be recycled, materials from demolition i.e. timber including vegetation, brick and concrete can often be recycled.

### **7.23 Keeping of Dogs, Cats, Horses, Poultry and Other Animals**

Intensive livestock keeping (including feed lots, piggeries and poultry farms) are prohibited within the village area.

The keeping of an animal on an allotment shall not constitute a nuisance because of its proximity to adjoining development or become a nuisance because the premises are not adequately maintained.

The keeping of an animal must comply with the *Local Government Regulation 2005*. The regulations set out the requirements for the keeping of animals.

#### **7.23.1 Dogs**

Two dogs (aged six months and over) may be kept on any one property without Council consent. All dogs are to be registered under the *Companion Animals Act 1998*. Council consent is required if more than two dogs are to be kept on a property.

Council must be satisfied that adequate kennelling facilities are available for dogs on site.

The provisions of the *Protection of the Environment Operations Act 1997* must be met. In this regard noise reduction issues must be addressed including the following matters:

- Siting of kennels so as to create minimum visual disturbance for dogs being kennelled with the only (if any) outlook being that of their owner's house.
- Adequate setbacks from surrounding properties with kennel structure being placed at an equidistant location with regard to the property boundaries and close to and behind the owner's dwelling house.
- Method of construction of kennels; bricks or concrete blocks being preferred, with a concrete floor and adequate roof enclosure (metal clad kennels will not be accepted) without adequate noise reduction inclusions.
- Noise proofing measures (for particular noisy dogs) such as totally enclosed kennels with special panels.

All animal waste shall be removed from the premises daily.

The kennelling facilities are to be maintained in a clean and hygienic condition free from odours and in accordance with the requirements of the *Public Health Act 2010* and its regulations.

Dogs must be on a lead when outside of the property they reside on or not in an off-leash area.

Dog faeces must be removed from public places by the person responsible for the animal.

#### **7.23.2 Cats**

Two cats (aged six months and over) may be kept on any one property without Council consent. Under the *Companion Animals Act 1998* cats must have some form of identification i.e. collar or microchip. Council consent is required if more than two cats are to be kept on a property.

#### **7.23.3 Poultry** (Chickens, Guinea Fowl, Turkeys, Quails, Peafowl, Geese, and Ducks)

No more than five birds should be kept on any one property. The keeping of roosters and other crowing poultry is not recommended.

### **Housing of Animals**

The minimum distance between the kennel/enclosure within which an animal is kept and a dwelling house, shop, school, church or public hall shall be not less than that shown in the following table:

<b>Animal</b>	<b>Distance in Metres</b>
Chickens, quails, turkeys	4.5 metres
Geese and ducks	30.0 metres
Horses	9.0 metres
Dogs	4.5 metres

(NSW Local Government Act 1993)

The minimum lot size for the keeping of horses is 2000m<sup>2</sup>. Council must be satisfied that adequate stabling facilities are available on site.

- The floors of all stables shall be paved with concrete or mineral asphalt or other equally impervious material and properly drained.
- The horse yard shall be so enclosed as to prevent the escape of the animal, as well as damage to adjoining property.
- All manure and refuse shall be removed from the subject premises as often as Council deems necessary.
- Horse yards are to be constructed such that they do not cause a dust nuisance likely to affect adjacent premises.
- Yards are to be maintained in a clean and hygienic condition free from odours.

### **7.24 Noxious Plants**

Land owners and occupiers have moral and legal responsibilities to prevent the establishment of noxious weeds and to prevent the spread of weeds from their land to adjoining lands. Noxious weed control is governed by the *Noxious Weeds Act 1993*.

St John's Wort; Serrated Tussock; African Lovegrass, Nodding Thistle, Horehound, Bathurst Burr, English Broom, Gorse, Blackberry; Patterson's Curse; Sweet Briar and Scotch Thistle are declared noxious weeds in the Council area. Council can provide advice on identification and control of noxious weeds.

It should be noted that under the *Biosecurity Act 2015* noxious weed control is the responsibility of the *occupier* of land (the person who has care, control and use of the land), not necessarily the owner.

Pine trees (*pinus radiata*), Cotoneaster, Holly and most species of willows are environmental weeds. The planting of these is strongly discouraged.

#### **7.25 Fire Control Measures**

All landowners/occupiers in village areas must ensure vacant land and residential/commercial/industrial properties are well maintained to restrict the build-up of combustible vegetation so as to minimise the threat and spread of fire.

Permits for burning are required between 1 October and 31 March unless otherwise provided for by the NSW Rural Fire Service.

All new buildings are required to have smoke detectors. Council encourages property owners of existing buildings to fit smoke detectors.

For advice on Fire Control matters contact the NSW Rural Fire Service, Queanbeyan (telephone (02) 61280600).

#### **7.26 Numbering of Premises and Provision of Letterboxes**

Council is responsible for the numbering of all lots within the Council area. All buildings including individual flats and units shall be individually numbered and residents shall provide a letterbox that meets Australia Post requirements.

#### **7.27 Swimming Pools**

The *Swimming Pools Act 1992*, requires all pools to be provided with safety fencing and gates. Pools must be completely surrounded by an approved fence to restrict access from adjoining premises as well as from the premises on which the pool exists. This applies to both above and inground pools with a depth of 300mm or more.

#### **7.28 Sediment Control**

Sediment control shall be undertaken on every construction site.

Controls shall be installed before the site is disturbed. Particular attention should be given to:

- slopes greater than 10%. Runoff from slopes should be intercepted and diverted around all land likely to be disturbed.
- areas of concentrated water flows;
- driveways, footpaths, gutters and nature strips.

The amount of topsoil to be removed should be limited to the construction site only. Once topsoil is removed it should be stockpiled for reuse in landscaping. Stockpiles of topsoil, sand, aggregate or other material must be stored clear of any drainage line, natural watercourse, footpath, kerb or road surface. Sediment fences need to be placed around the stockpile/s. Piles of soil shall be covered.

Advice on appropriate controls may be obtained from Council or other qualified organisations.

Council may require a Sediment Control Plan as a condition of consent.

Certain developments will require approval from the NSW Department of Natural Resources and or/ NSW Environment Protection Authority. These organisations may place specific erosion and sediment control conditions on the development.

Vehicular access needs to be controlled to prevent the movement of sediment.

Landscaping should be considered at the planning stage and if possible, commenced prior to construction.

### **7.29 Access for the Disabled**

Access for the disabled complying with the *Disability Discrimination Act* and the *Building Code of Australia* shall be provided in all new commercial and industrial developments. *Australian Standard 1428* should be consulted and plans detailing compliance with these requirements are to be submitted with the development application.

Structures should also be designed so as to enable stroller access.

### **7.30 Parking, Unloading/Loading Facilities**

Parking, unloading and loading facilities shall be provided for all development in accordance with the NSW Roads and Traffic Authority Policy *Guidelines and Procedures for Traffic Generating Development*. In some instances the need for onsite parking may not be enforced. In these cases payment In lieu of provision of parking spaces will be required to facilitate the development of a street parking area or where a Council car park is planned.

### **7.31 Section 7.11 and Section 64 Contributions**

Under the provisions of section 7.11 of the Act and section 64 of the *Local Government Act 1993*, Council may require as a condition of development consent, payment of monetary contributions. This condition is imposed only where there is increased demand for public amenities and public services as a consequence of carrying out, the development. The public facilities and services provided by Council that may attract a contribution include access roads, water, sewer, waste, community facilities and open space. Contributions for essential public facilities and services are levied at the time of development consent.

Details of the amounts levied can be obtained from Council's Section 7.11 Plans.

The Act also allows Council to enter into a voluntary planning agreement with a developer as an alternative to traditional section 7.11 contributions.

Under a planning agreement a developer may be required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them. Because the terms of a planning agreement are a matter for commercial negotiation, there does not need to be a nexus between the development to which a planning agreement relates and the object of expenditure.

## 8 HERITAGE LISTED ITEMS

The following controls apply to alterations and additions to *heritage listed* items identified in Schedule 5 of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

Council shall not grant consent to a development application unless it has made an assessment of the impact of the proposal on the heritage significance of the place, including historic, architectural, aesthetic, cultural, social, technological, landscape, archaeological or other features of the place including its setting.

### 8.1 Heritage Inventory information

#### Background

Most heritage-listed buildings have an inventory record that identifies their significance and may also include historic photographs along with other information. Copies of the inventory are available from the local library and Council's planning department.

#### Objective

To ensure that a building's historic character and heritage significance is addressed in the design stage.

#### Control

Council shall not grant consent to proposed development unless the information in the Heritage Inventory has been considered and Council has sought and taken into consideration any advice provided by its Heritage Advisor and Council deems that the proposal will not have an adverse impact on the building's heritage value. Copies of relevant parts of the inventory sheets and a Heritage Impact Statement should be included with development applications.

### 8.2 Building style, character,

#### Background

A building's style, character and setting are key components of its heritage value. This includes all elevations and contributing buildings on the site.

#### Objective

To ensure that a building's significance, including style and character are appropriately managed when alterations and additions are planned.

#### Control

- Architectural and design elements that contribute to the heritage significance of the item or the town are to be maintained and respected in any development.
- Alterations and additions including contemporary architectural designs should not compromise, dominate or detract from a place's significant heritage attributes including its style and character form, detail, finish and setting.
- Additions to buildings should not appear larger or more dominant than the original building when seen from the public domain.
- Extensions should respect the form, symmetry and location on the block of the existing dwelling or structure.

### 8.3 Alterations to significant elevations, and location of additions

A historic dwelling's front elevation is often its most important façade, having been designed with streetscape presentation in mind. It is usually well composed and detailed and can reveal considerable information about the building's age, style, scale and resources available at the time of construction and this should be respected in the design of new development. A heritage item is rarely only significant for the appearance of its front elevation, and other elevations can also be important in understanding the item. In some instances previous alterations may have added an additional layer of heritage value.

### Objectives

- To encourage management of all elevations are in keeping with the heritage value of the whole building.
- To locate additions so that the front façade of the building retains its integrity and remains dominant.

### Controls

- Additions forward of the building face will generally not be supported unless they are of a minor nature, eg porches, pergolas and awnings and will not have an adverse impact on the significance of the item or the streetscape.
- Additions to the side of buildings should be set back from the front face by a minimum of 900 mm.

The front elevation of a listed building (and any other elevation considered by Council to be important to the significance of the item) should not to be substantially altered except for:

- restoring the facade to its original form, detail and condition.
- removing previous alterations or additions that are unsympathetic or detract from the heritage significance of the place.
- minor alterations that are in keeping with the form, style and character of the place.
- general maintenance
- Extensions should not prevent vehicle access to the rear of the allotment.
- Extensions should respect the form, symmetry and location on the block of the existing dwelling or structure and the relationship between the existing dwelling and any secondary buildings on the site or buildings in the vicinity.

## **8.4 Building Scale**

In general, buildings may be extended by:

- increasing the bulk or form of the existing building at ground level, or
- constructing a linked pavilion to the rear of the main dwelling.

The former may be more appropriate where the extension is not large and will not distort the scale of the original. Extensions of this type should closely follow the detail of the original building with ridge-lines of the addition no higher than the original.

The pavilion model is suited to extensions to small cottages, or where minimal disturbance of original fabric is required. The pavilion model enables a modern interpretation of the original, generally using modern materials and details that reflect historic scale and roof pitch, and is suitable where the new ridgeline will be higher than the original.

### Objective

To ensure that the scale of new work is compatible with, and does not dominate, that of the original building or its setting and that it will be a sympathetic addition to the roofscapes of Braidwood.

### Controls

- Extensions should appear to be of a lesser scale than the original,
- The height of extensions should be lower than the primary existing ridgeline,
- The vertical and horizontal scale of walls should be consistent with that of the existing building,
- Large additions or those of a differing scale should adopt the "pavilion" model of additions

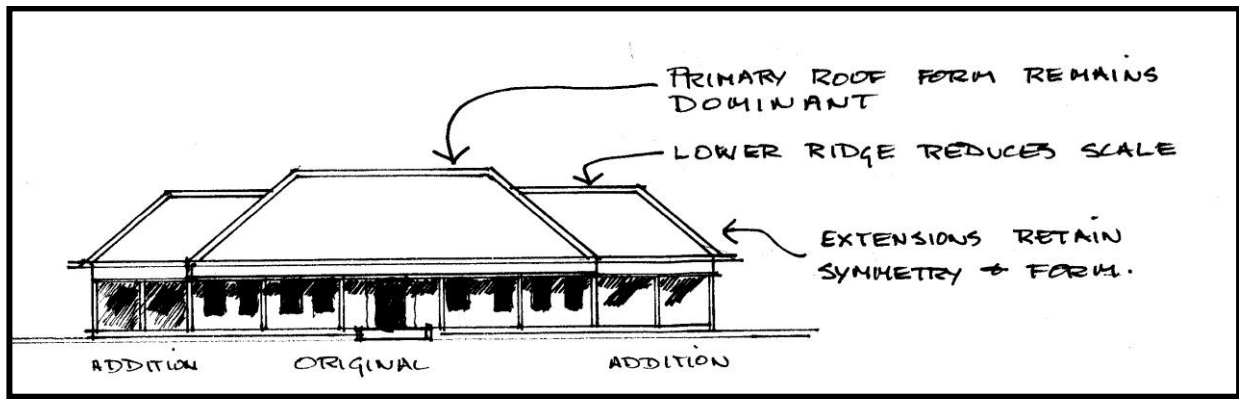


Figure 25

*The primary roof form should remain dominant with new additions set back and having lower ridge height*

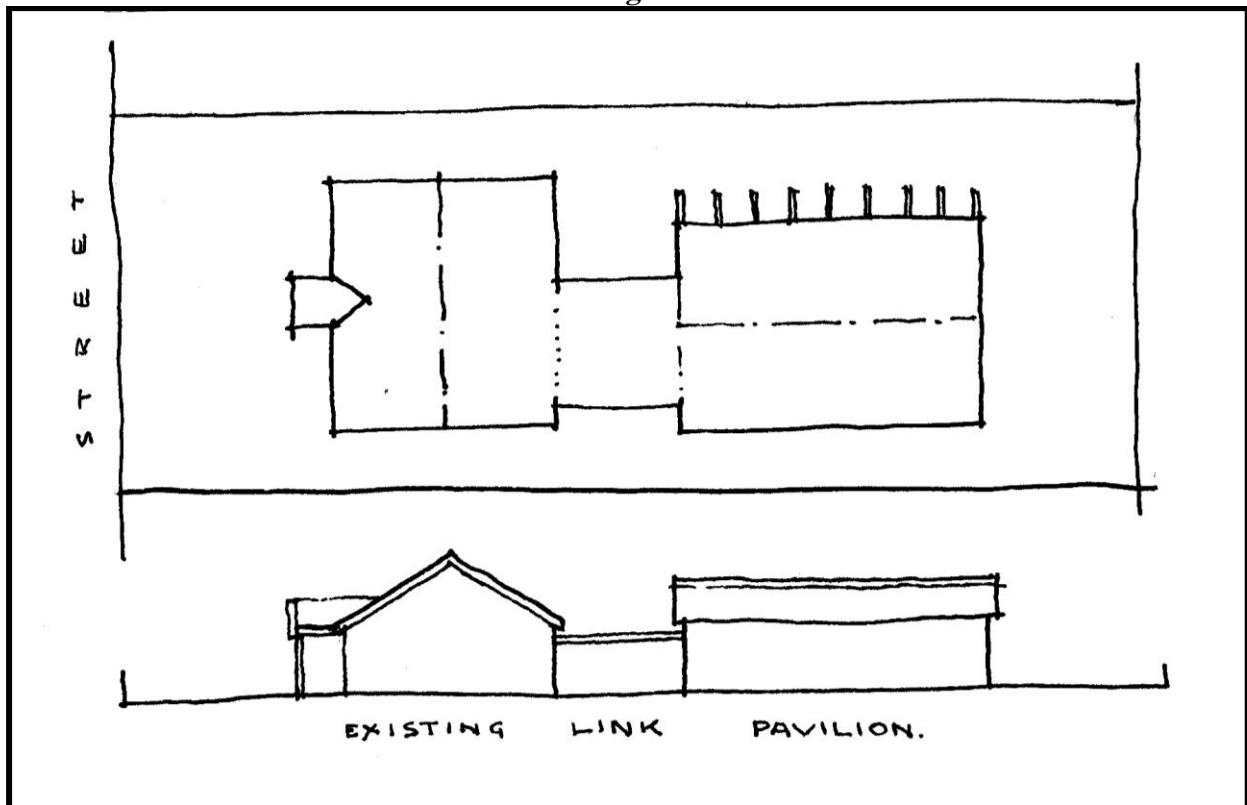


Figure 26 *Large additions are often best done as a pavilion that is linked back to the original structure*

### 8.5 Height of additions

Second storey additions to historic buildings are rarely if ever satisfactory in terms of retaining historic style and proportion.

Two-storey additions will only be considered if abutting an existing two-storey structure and Council is satisfied that the addition will not harm the heritage significance of the item, the streetscape and/or the town of Braidwood.

#### Objective

To allow for two storey additions only in those situations where it is appropriate for the historic style and form of the buildings and there will not be an adverse impact on historic scale, character, form streetscape or other aesthetic value.

### Control

Extensions are to be a maximum of a single storey except where:

- new work will have minimal effect on the streetscape and will not have an adverse impact on the heritage significance of Braidwood.
- the extension is to an existing two storey structure; or
- the extension consists of the creation of an attic within existing roof space; or
- the extension is sited behind an existing building and will not be readily visible above the ridge of the building when viewed from the public domain

## **8.6 Roof form, scale and material**

### Background

The original roof form is almost always a dominant element of an historic building's character.

The pitch, form and materials of the roof are key elements to be considered when ensuring that additions are sympathetic to the original building.

Braidwood's roofscapes are a very important part of its heritage significance. They differ slightly in detail throughout the town depending on the ages and style of the building, but are generally characterised by groups of small yet complex roof shapes and arrangements. This should be continued in the design of new development.

The scale of roofs used in early Braidwood houses was usually modest. Cottages were commonly small in size when first built, and extended in stages over the years using a variety of different roof forms.

This variation of arrangement of roofs using a limited range of elements has created a harmonious roofscape that should be respected by all new development in Braidwood.

These forms are preferred for new extensions as they will help to maintain the traditional roofscapes and streetscapes of Braidwood.

### Objectives

To retain the existing roof shapes and proportions of Braidwood's nineteenth and early twentieth century houses.

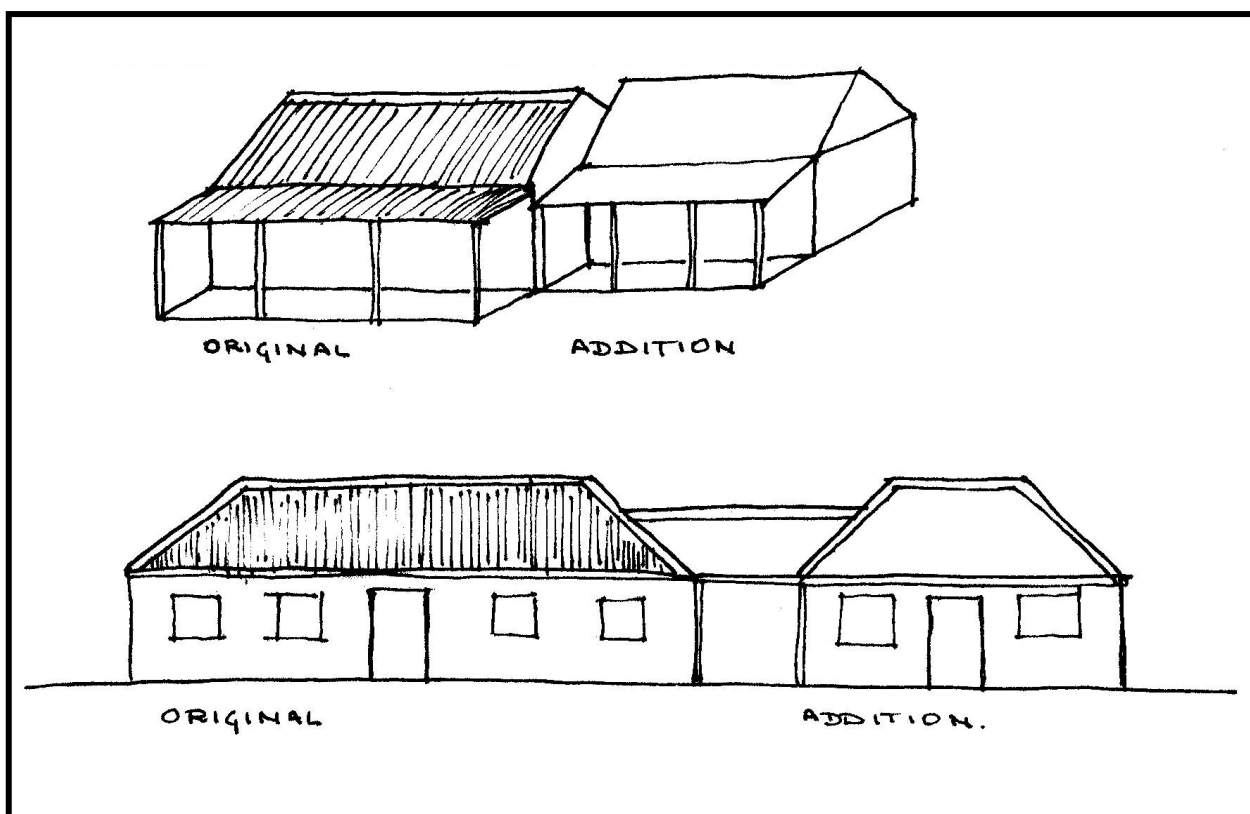
To ensure that extensions are sited to minimise the impact on existing roofs.

To ensure that the appearance of a roof is consistent with a building's historic character.

### Control

- New roofs over extensions should be designed so that the original roof remains evident.
- New roofs shall utilise the existing pitch, form and material of the original roof where possible. The pitch of skillions should be adjusted to the circumstances of the new extension.
- New roofs should be appropriate to the style and period of the house.
- Extensions to existing roofs should not be higher than the original. In these circumstances, the pavilion style extension should be used.
- Pavilion-style extensions should be used where appropriate when the existing roof form is intact and contributes to the item's heritage significance and/or when a contemporary-styled extension is proposed, or where a historic roof would have to be substantially altered to accommodate an extension.
- The scale of roof extensions should appear to be less than that of the original roof. The scale of large roofs can be reduced by the addition of extra hips and ridges.
- Garage roofs should have lower ridge and eaves heights than the parent building.
- Council encourages owners to reinstate historic materials such as timber shingles, short sheets of corrugated galvanised iron and 'ogee' profile gutters particularly where photographic or other evidence indicates these were once used.

- Modern roofing profiles, such as 'Kliplock' and ribbed decking, should not be used where they will be visible from the public domain.
- Skylights should be located within the roof plane and preferably on roofs that are not readily visible from the public domain.
- Protruding skylights should not be readily visible from the public domain.



*Figure 27 Additions should not compromise the form of the original*

### 8.7 Attics and dormer windows

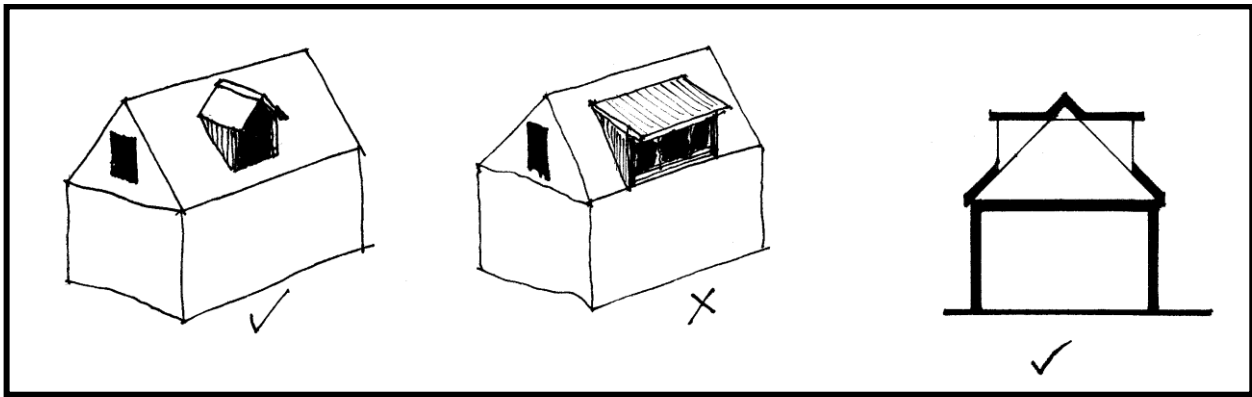
Attic rooms are not uncommon in Braidwood's early cottages and often contained a small window in the end gable, and possibly one or more dormer windows in the roof plane.

#### Objectives

- To allow for the adaptive use of attic spaces while retaining historic roof proportions.
- To ensure that the configuration of dormer windows is consistent with historic evidence.

#### Control

- The number of dormer windows in a roof plane should be in keeping with other historical examples
- On front elevations each dormer should be no more than 1200 mm wide, unless historical evidence relevant to the property supports an alternative configuration.
- Dormer windows should not be grouped or arranged so that they dominate the roof plane.
- The existing roof shall not be re-pitched to accommodate the attic.



**Figure 28** *Attics should be of a traditional style and not dominate the roof*

### 8.8 Walls

New building materials should be sympathetic to the original. It is not always possible (nor desirable) to match early profiles and details, but similarly proportioned and textured contemporary materials should be used wherever possible. Materials and colours of the existing house or that of surrounding buildings need not be copied, but used instead as a point of reference. Modern materials can be considered for use if their proportions and details are harmonious within the local context.

#### Objective

To ensure that walls continue to reflect historic characteristics:

#### Control

- Surviving weatherboard walls are to be maintained in situ.
- If replacement is necessary, then Australian Hardwood weatherboard walls should be restored using Australian Hardwood weatherboards. Western-Red Cedar weatherboards are not appropriate replacements and should not be used.
- Weatherboards must not be replaced by brick veneer. The use of lightweight over-cladding systems over existing walls, such as plastic or metal 'weatherboards' is not appropriate.
- Brick walls that have not been painted should remain un-painted.
- Brick walls that have never been rendered should remain un-rendered.
- Repairs to brick walls should be made using lime-rich mortar, not cement-rich mortars, which can cause serious long-term damage to soft nineteenth century bricks.
- New bricks should be chosen to blend with the colour and texture of any original brickwork.

### 8.9 Chimney

Chimneys make a significant visual contribution to historic character

Historic chimneys should not be removed unless they are structurally unsound and unable to be restored.

### 8.10 Window and door openings

The scale, proportion and materials used in windows and doors can have a major impact on the success of new work in terms of its impact on the heritage significance of the property and the streetscape. Historic window sashes used particularly fine glazing bars and mullions and, if possible, should be restored rather than replaced.

#### Objective

To retain the important contribution that windows and doors make to listed items and the overall character of the town, where visible from the public domain:

### Control

- New windows are to be timber-framed with moulding and glazing patterns appropriate for the style of the house.
- Where visible from the street, the original window and door arrangements within the wall should be retained, especially on the front elevation. There is more latitude for variation further back on side elevations
- Windows and doors on additions should reflect the external proportion and relationship to the wall as the original and be appropriate for the style of the house
- Contemporary materials such as aluminium framing to windows are not appropriate for heritage items unless in a contemporary styled extension.

### **8.11 Verandas**

Verandas are important components of Braidwood's streetscapes and their retention, restoration and reconstruction is encouraged. Proportions and details varied and were usually carefully designed components of a buildings façade. Reconstruction should be based on evidence and closely follow original proportions. Cast iron "lace" was rare and should only be added where it is known to have existed originally.

Decorative details such as timber valances, decorative barge boards and fascias, fluting on columns, veranda pickets etc should generally be based on evidence or in the style of the building's period.

### Objective

To ensure that veranda continue to make an important contribution to Braidwood's townscape:

### Control

- Original front verandas are to be retained in all new work.
- The reconstruction of lost verandas based on evidence of the fabric or early photographs or drawings is encouraged.
- If no evidence is available then reconstructions should be based on the original forms of similar cottages elsewhere in Braidwood.
- Verandas should not be enclosed unless based on historical evidence.

### **8.12 Finishes**

Finishes refer to the surface treatment of the building, and can include paints, lime-washes, oils, exposed face brickwork, exposed and pointed stone work, rendered masonry, unpainted or painted roof iron etc. The type of finish chosen was often a function of design intention, materials, availability of skill and trades, availability of resources and budgets. The finishes are the visible face of the building and play an important part in its perception.

### Objective

To retain external building finishes that contribute to a place's heritage value

Existing building finishes that contribute to a structure's historic character should be retained and maintained.

Additions that abut or join onto historically finished buildings should not compromise the integrity of the original finish, and often work well if designed in an alternative material or finish.

### **8.13 Garages and carports visible from the street**

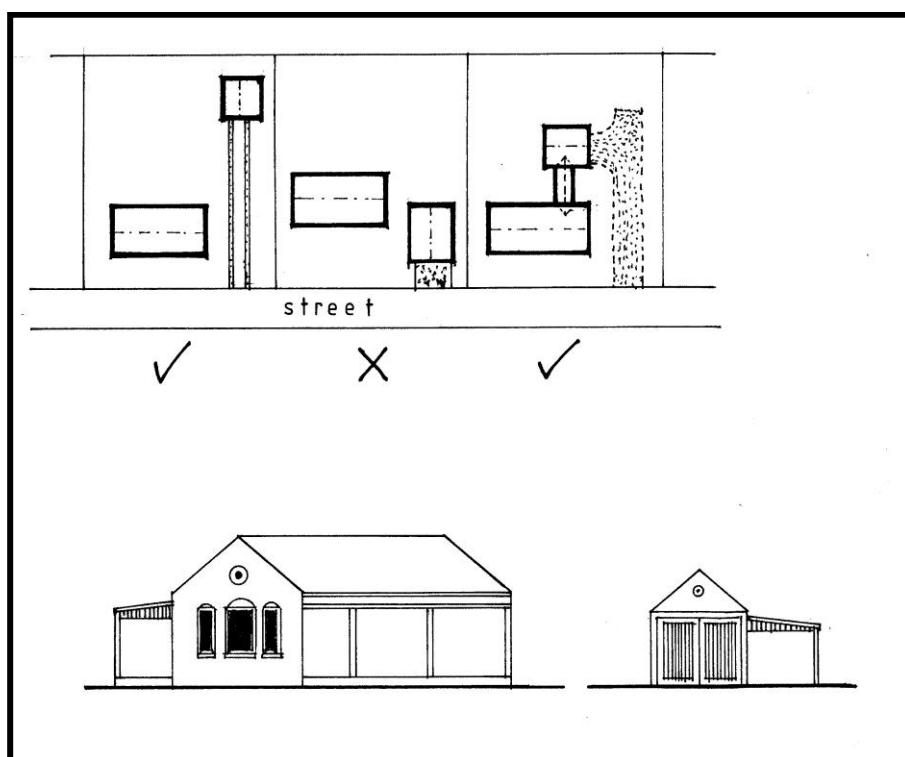
Garages and buggy sheds were generally located to the rear of properties in historic Braidwood. It is only in more recent times that garages have been constructed at the front of the allotment under the roofline of the main dwelling.

### Objective

To reduce the visual impact that new garages can have on historic streetscapes.

### Control

- On listed buildings, proposed fully-enclosed garages should not connect with the dwelling other than through a link.
- Where garages will be visible from the street they should be located toward the rear of the property.
- Enclosed garages shall not be constructed forward of the dwelling.
- Garages and carports shall be of a smaller scale than the dwelling where visible from the street,
- Garage and carport design should be sympathetic to the period of the building, including roof pitch and roof and wall materials and shall not compromise the design or form of the original building.
- Prefabricated garages visible from the street shall have a minimum roof pitch of 25 degrees and shall not use modern profile ribbed metal cladding. Traditional mini-orb and custom-orb cladding are suitable.



**Figure 29** *Garages should not dominate the streetscape and should be of a style and form that is appropriate for the house*

### 8.14 Demolition

The demolition or partial demolition of a heritage listed item is classified as Integrated Development under the provisions of the Environmental Planning and Assessment Act, 1979 and will also require the consent of Heritage NSW.

#### Guideline

The demolition of heritage listed dwellings shall not be permitted except in exceptional circumstances, including where:

- the dwelling is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or

- the existing condition poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment demonstrating that conservation is not a practical option; or
- in the opinion of Council, the integrity of the built form and street elevations of an original dwelling has been extensively and irreversibly diminished by unsympathetic alterations and additions.

Except where a dwelling presents an immediate threat to public safety, the total demolition of an identified dwelling shall not be permitted unless an application for a replacement dwelling has been approved.

Where in the opinion of Council, neglect of an identified building has contributed to it becoming structurally unsound so as to necessitate total demolition, redevelopment of the site shall not exceed the gross floor area of the identified building. Additions to the replacement structure shall not be permitted within 3 years of its completion.

Note: That Demolition by Neglect may also be in contravention of the *NSW Heritage Act 1977*.

The partial demolition of original external building fabric of identified dwellings shall only be permitted in the context of permitted alteration or additions.

Alteration to, or demolition of, internal building fabric of identified dwellings may be permitted provided the external building fabric of the dwelling is not adversely affected.

## PART FIVE: SUBDIVISIONS

### 9 SUBDIVISION GUIDELINES

#### 9.10 Background

The residential subdivision pattern of Braidwood has retained its Georgian characteristics of large lots aligned to the rectangular street grid. Lots were deep but relatively narrow, a pattern that has survived to this day.

While some lots have been subdivided, this has tended to occur along their depth rather than width (particularly in the commercial part of Wallace Street) and consequently the original 1839 lot pattern can usually be discerned. There have been a few amalgamations of lots, primarily associated with schools and churches.

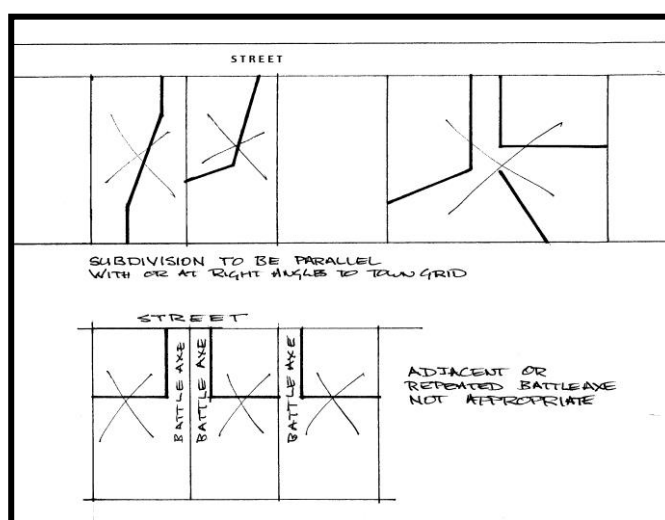
The evidence of the town's early subdivision pattern is considered to be an important part of Braidwood's heritage significance and one which should remain legible in spite of future subdivision and amalgamation pressure.

#### Objective

To retain evidence of Braidwood's historic subdivision pattern and ensure that new subdivision and subsequent development enabled by subsequent development enabled by a subdivision is sympathetic to the heritage significance of Braidwood, including its historic plan, streetscapes.

#### Control

- Subdivision shall not alter Braidwood's historic town plan, block and lot boundaries, roads or lanes.
- New lot boundaries within the town shall be parallel with or at right angles to the historic grid.
- New subdivision must not facilitate development which may block views from the town to the surrounding countryside.
- The consent authority must be satisfied that the built forms that would be likely to arise from approval of a subdivision application will not have any detrimental impact on the town's heritage significance, or on the traditional patterns and rhythms of its streetscapes or roofscapes.
- Subdivision shall not result in the creation of 'stacked battleaxes' or adjacent groups of battleaxe driveways, the building of structures across historic property boundaries or otherwise be considered likely to encourage non-traditional forms such as cluster housing
- Subdivision shall comply with the setback requirements in this DCP.
- The minimum lot size as set out in the *QPRLEP 2022* is not to be taken as a standard for all lots within a subdivision. It is likely that larger lots may be necessary to meet the character provisions in this DCP.

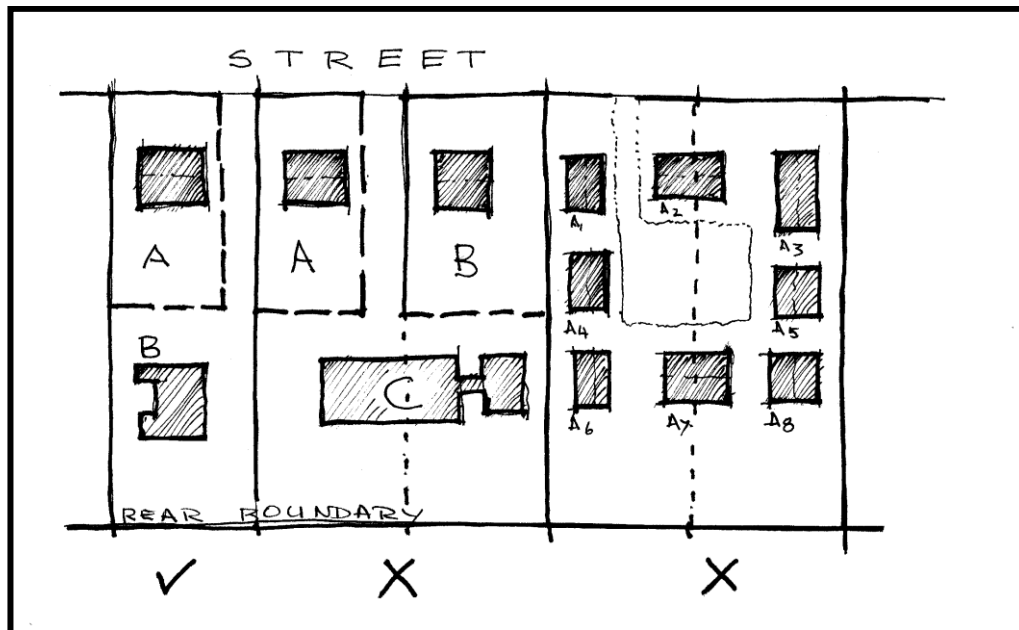


**Figure 30** *Boundary patterns to be avoided*

### 9.11 Amalgamation/ consolidation

A significant attribute of the town is that property boundaries still largely reflect the layout of blocks and sections that date from the 1839 gazetted town plan. To prevent blurring of the evidence of the town's historic layout:

- Blocks of land ( allotments) shall not be amalgamated or consolidated across historic boundaries
- Construction shall not occur across historic property boundaries



*Figure 31 Consolidation patterns*

### 9.12 Multi-unit development

#### Respecting the principles of vernacular site planning

The historical arrangement of buildings on allotments in Braidwood was typical of nineteenth-century country towns, with the house (or main building) generally being the largest and most prominently sited structure and several smaller utility buildings, sheds and stables being located at varying distances to the rear of the property. The buildings were often built at different times, in different forms and using different materials. The diversity in form, material and location on the block created a rich character that still contributes to the historic townscape.

The historic diverse arrangement of buildings on a lot should be respected in all new development, whether to a listed item or not, and has implications for single lot development, multi-unit development as well as subdivision.

The repetition of identically sized and styled housing units in a single development is not a traditional Braidwood form and would be likely to have an adverse impact on the town's heritage significance as well as its streetscape values. Repetitious multi-unit design is unlikely to meet the objectives of this plan.

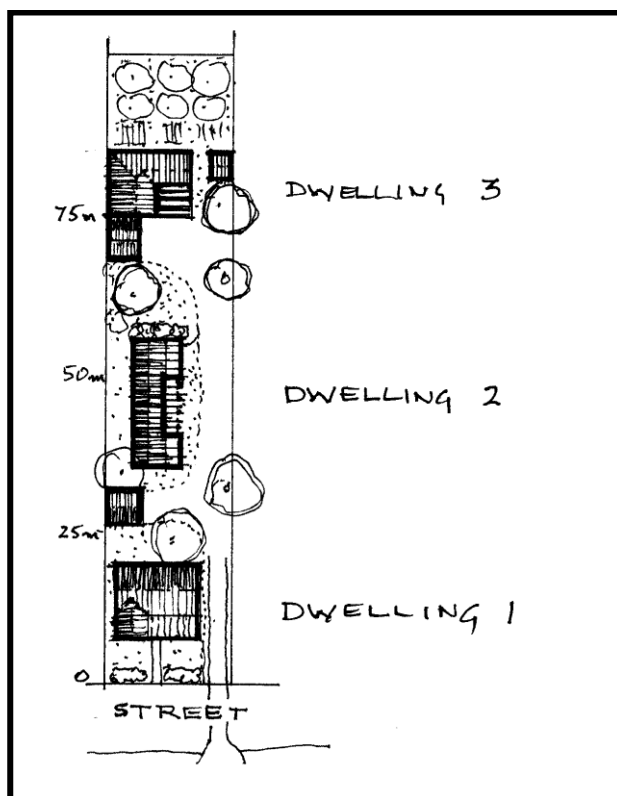
#### Objective

To ensure that the appearance and character resulting from increased or multi-unit development is modelled on typical historic forms evident in the town, so that new development blends seamlessly with the historic patterns.

#### Multi-unit development in Braidwood should:

- Not alter the historic subdivision patterns of Braidwood, either legally or visually;
- Respect the traditional lot development patterns within the town, consisting of a main structure at the front of the lot and several outbuildings of varying form behind.
- Retain the appearance of a traditional Braidwood house and outbuildings when viewed from the street or public place
- not create a series of near identical house-scaled dwellings on a lot.

- Retain a single driveway with additional garaging and parking areas not visible from the street.
- Retain the mature plantings on the site.
- Retain the 15m undeveloped setback zone at the rear of the allotment.
- Seek to adaptively reuse existing historic structures such as original stables and outbuildings.
- Explore diversity in building form, material and layout that is evident in the historic town.



**Figure 32** *Example of a traditional lot development suitable for Braidwood*

### 9.13 Subdivision Applications

The following matters must be addressed when seeking development consent to subdivide land: Attention to the following requirements in the submission of the application will ensure that the approval process is carried out expeditiously:

1. A completed application together with applicable fees.
2. A site plan 1:1000 scale (three copies) of the land to which the application relates must accompany the application, indicating the following:
  - the location (address) lot, DP, boundary, slope, dimensions, site area and north point of the land;
  - area and boundary dimensions of each lot created including residue;
  - proposed building envelope for the new lots complying with setback requirements;
  - the location and uses of existing structures on the land (including those of heritage significance);
  - the existing levels of the land in relation to the buildings and roads (if applicable);
  - any existing buildings, including those which will be demolished in the development process;
  - effluent report for properties requiring a sewerage disposal system;
  - all open space proposed;
  - road layout, if additional roads are to be created to service the proposed subdivision
  - proposed entrance points and exit points;

- existing vegetation;
- drainage of the land, watercourses, flood levels.

The following need to be submitted to Council once the application has been approved but prior to construction:

- Erosion and siltation control plan. The plan should include details of the type and location of the vegetation to be planted once construction is complete.
- Waste management plan, Council encourages the recycling of all materials if possible, the plan should include details of how on-site waste will be managed i.e. demolition material including vegetation, plastic bottles and cans from workers.
- Proposed electricity route.
- Water and sewerage reticulation details.
- Stormwater drainage details.

#### **9.14 Road Requirements and Objectives**

Developers are required to provide the following:

- Access to all lots from a dedicated public road;
- Sealed road with drainage;
- Stormwater drainage to adequately provide safe vehicle and pedestrian access to each lot.

The following objectives should be achieved in the design:

- Safe access for pedestrians (especially children), cyclists, horse riders and motor vehicles.
- Traffic should flow with the least disruption
- The road design should fit within the existing hierarchy of roads
- Natural features should be maintained

## **PART SIX:      ENGINEERING**

### **10      ENGINEERING WORKS**

If traffic management devices are necessary for public safety they should be designed and constructed to minimise any adverse impact on Braidwood's historic plan, road alignments and original street fabric.

#### **10.10 Engineering Specifications**

All engineering works are to be in accordance with Council's adopted QPRC Engineering Design and Construction Specifications. This can be found at the following link:

<https://www.qprc.nsw.gov.au/Building-Development/Engineering-Design-and-Construction-Specifications>

#### **10.11 Bonds**

Council may require that a bond be lodged which will be refunded when work is completed to the satisfaction of Council.

## PART SEVEN:       STREETSCAPES

### 11   THE PUBLIC DOMAIN

#### 11.10 Background

The public domain includes footpaths streets, parks, laneways car parks and generally all publicly accessible areas.

Most streets in Braidwood have a high percentage of 19<sup>th</sup> century housing which combines with the wide streets, grass verges, mature trees and distant views to create a streetscape quality of high historic and aesthetic value.

Many of Braidwood's residential streets retain their historic character, with a central carriageway flanked by compacted gravel with grass swale gutters and grassed footpaths. The narrow bitumen seal combined with a "soft edged" verge contrasts with modern streets that have wide bitumen seal, concrete kerb and gutter, concrete crossovers and concrete footpaths.

Where surfaces have been hardened in the past, split granite in a mortar bed was typically used. The use of stone in this manner reinforces Braidwood's distinctive character and is important. Granite gutters and other hand worked landscaping features should therefore be retained and maintained appropriately.

#### 11.11 Objective

The objective of this section of the DCP is to retain the historic and aesthetic character of the streets.

#### 11.12 Carriage way

Width of bitumen seal should generally remain as it is. To prevent the bitumen seal edge from crumbling a small concrete or other masonry border may be laid along either bitumen seal edge.

#### 11.13 Verge

The area between the bitumen seal and gutter should remain decomposed gravel or grass. Gravel may be hardened by use of suitable binders. Grass may be hardened by use of suitable reinforcing (plastic, concrete etc) beneath the turf.

#### 11.14 Gutter

The existing stone and grass gutters provide a visually softened edge to the streets and are the preferred heritage solution for roadside drainage. However, there is no underground stormwater drainage system in Braidwood and consequently surface drains may carry high volumes of water. To retain streetscape character while managing amenity:

- The 'hardening' of gutter drains should generally employ a dish profile with a "hand laid" or textured surface in split granite, proprietary "cobbles", exposed aggregate or similar.
- Extruded concrete guttering should only be used in exceptional circumstances.
- The widths of road seal in Braidwood's residential streets should be retained generally as they are.
- A narrow concrete or other masonry border (<450mm) may be laid along either road edge if required to prevent the bitumen seal edge from crumbling.
- Verges that are presently unsealed should remain in gravel (decomposed granite) or grass, hardened by use of suitable binders or sub-surface material if necessary.
- Gutters should be of the swale or dish style in grass, stone, bricks, cobbles or pavers. Extruded concrete 'upstand' gutters should be avoided.

- The use of modern traffic management devices such as roundabouts, speed humps etc should only be used when necessary. Design of such devices should be consistent with the town's historic streetscapes and surfaced using historic period materials eg split granite, cobbles etc.

### **11.15 Footpath**

Grass and gravel footpaths contribute to the town's historic streetscapes and their continued use is encouraged in preference to extensive use of concrete.

#### Objective

- To retain streetscape character.
- To allow for the installation of footpaths for public amenity and access reasons

#### Control

- Footpaths should remain fully grassed other than for those paths already paved.
- New concrete footpaths should be rich in gravel, which has been lightly exposed during the laying and curing process - to reduce reflectivity and give an aged appearance.

### **11.16 Street trees**

Braidwood's street trees make a significant contribution to aesthetic values by framing short-distance views of buildings and churches, as well as long distance views of paddocks and hills.

#### Objective

To protect the contribution that street trees make to views and vistas.

#### Control

- Street trees shall only to be removed where they pose significant public safety risk.
- Trees growing towards overhead power lines should be pruned rather than removed.
- Removed trees should be replaced by a tree of historically appropriate species and habit.

### **11.17 Street furniture**

#### Objective

To encourage street furniture that is in keeping with the town's character.

#### Control

- Street furniture may be in timber, metal, stone or other material typically used in the 19<sup>th</sup> century. Finish may be in natural oils, paint or powdercoat of a suitable colour.
- Modern hand-crafted interpretations of traditional street furniture may be acceptable.
- Plastic or similar modern materials shall not be used other than for children's play equipment, or if historically sympathetic models cannot be sourced.

### **11.18 Street layout**

The street pattern including laneways within the historic town boundary shall not be altered other than for the completion of roads that were gazetted in the 1839 town plan.

The historic entry and exist roads should remain in the historic configuration and relationship to the town grid. This applies to the roads to Canberra, Mongarlowe and Bateman's Bay.

### **11.19 Overhead wires and cables**

The appearance of overhead services detracts from the town's historic and aesthetic character. Broadband and coaxial cabling has a significant adverse impact due to the diameter of bundled cables, and the low height at which they are slung, particularly across roads.

To reduce adverse visual impacts:

- Cables should generally be laid underground if and when opportunities arise.
- New and replacement coaxial, telecom and other cables laid across roads are to be laid underground.
- Undergrounding of cables to individual properties is encouraged.

### **11.20 Above-ground utility cabinets etc**

To reduce adverse visual impact:

- Above ground cabinets are to be kept to a minimum in size and number.
- Wherever possible, cabinets will be located on existing telegraph poles.
- Free-standing cabinets are to be located to minimise visual impact.

### **11.21 Street lights**

Street-lights can impact on heritage value through their appearance in daylight and at night time with the quality, intensity and location of illumination.

To reduce visual impact:

- High-pole floodlighting or highway lighting should only be used where it is a requirement of a relevant authority, eg the RTA.
- The daytime appearance of other street lighting should be assessed for suitability given the historic nature of the town.
- In Wallace Street, Council should consider adopting "under awning" lighting, which was more typically used in historic towns.

## PART EIGHT:

## ADVERTISING SIGNAGE

### 12 SIGNAGE OBJECTIVES

The objectives of the guidelines are: -

- To provide consistent parameters for the erection and display of signage including advertisements and advertising structures
- To ensure that outdoor signage compliments the development on which it is displayed and the character of the surrounding locality.
- To ensure that outdoor signage does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way.
- To ensure that outdoor signage does not lead to visual clutter through the proliferation of signs.
- To assist developers, applicants and the community in becoming aware of the philosophies and objectives of Council and enable Council's officers to provide accurate and consistent advice to the community.
- To ensure that the content of signage will not interfere with the amenity of the locality or cause offence to the general public.

### 13 APPLICATIONS

#### 13.10 When is Council's Approval Required?

Council approval is required for all advertising sign development unless otherwise stated in this Signage Guideline.

Where advertising sign development requires Council consent each application will be considered on merit in accordance with the relevant provisions of the *Environmental Planning and Assessment Act, 1979*.

Compliance with this plan does not necessarily imply that approval will be given to any application.

Maintenance and repair to existing signs may not require development consent and should be discussed with Council staff prior to undertaking work.

#### 13.11 Assessment Criteria

In particular, but without limitation, the Council shall consider the following matters when determining a signage application: -

- The class of advertising structure e.g. awning sign, fascia sign, roof sign, pole or pylon sign etc.
- The siting, location, size, colour, materials and wording of the proposed structure and the number of signs proposed.
- The architectural qualities, appearance and visual impact on the local environment and streetscape.
- The purpose of the sign (e.g. identity or advertisement).
- The number of existing signs on the premises.
- The objectives of this plan

When assessing the compliance of any proposal against the objectives of this plan, consideration will also be given to the following issues: -

- Signage should be designed in sympathy with the needs and character of the building to which it is to be affixed.
- Signage should not become the dominant visual element on a building, a group of buildings or a streetscape.
- Special consideration shall be given in the assessment of signs on buildings that are listed as heritage items to ensure that they compliment the visual quality of the building and streetscape.

- Signage should not adversely impact on the cultural significance of Heritage items.

### 13.12 How to Make a Signage Application.

If the proposed signage development requires Council approval a development application must be submitted and include three copies of plans which show the proposed sign(s). This could be supplemented with photographs to illustrate the location of the sign(s) on the building or land.

## 14 UNSAFE SIGNS

Council may direct the owner of any sign that is unsafe or likely to threaten public safety to take any necessary action to remove the threat.

## 15 SIGNAGE DEFINITIONS AND LOCATIONS

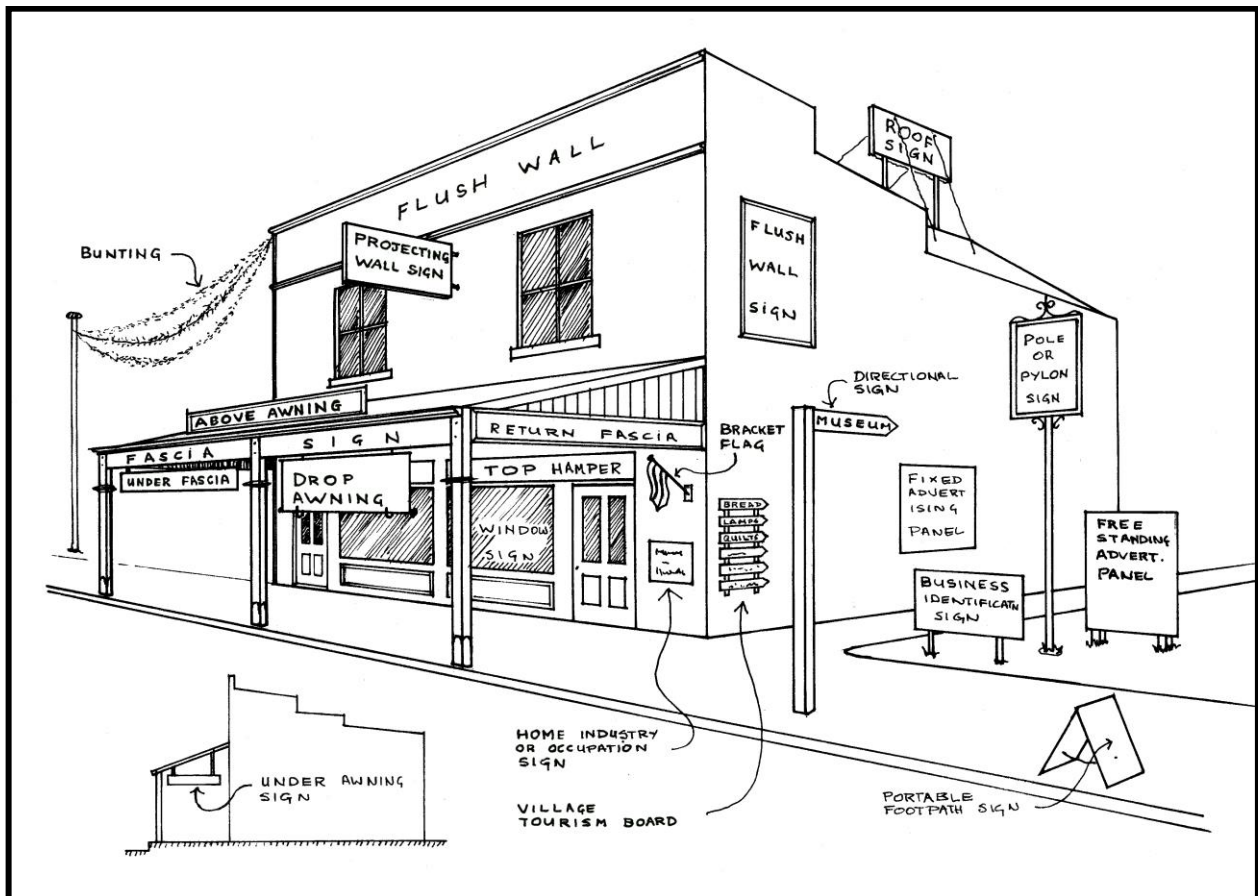


Figure 33 Location and type of signs

**above awning sign** means a sign attached to the top side of an awning (other than the fascia or return end of an awning). The clause will also apply to a structure or feature that is not consistent with the architecture (such as a wagon wheel, sculpture of effigy) that attracts attention in much the same manner as a sign.

**advertising panels or structures** means a panel or structure used or to be used principally for the display of an advertisement and includes bill boards and hoardings.

**advertisement** means the display of symbols, messages or other devices for promotional purposes or for conveying information, instructions, directions or the like, whether or not the display includes the erection of a structure or the carrying out of a work.

**area** means the area of the full extent of the sign board, or painted area that defines the sign if painted directly to a wall.

**bracket style flag sign** means a sign or flag suspended from a wall mounted bracket or pole at/or under awning level.

**bunting** means a continuous string of lightweight coloured material and can include a string of flags, decorations etc.

***business identification sign***

means a sign being an advertisement that displays any or all of the following information relating to the place or premises to which it is fixed:

- the identity or a description of the place or premises;
- the identity or a description of any person residing or carrying on an occupation at the place or premises;
- particulars of any occupation carried on at the place or premises;
- such directions or cautions as are usual or necessary relating to the place or premises or any occupation carried on there;
- particulars or notifications required or permitted to be displayed by or under any State or Commonwealth Act;
- particulars relating to the goods, commodities or services dealt with or provided at the place or premises;
- particulars of any activities held or to be held at the place or premises;
- a reference to an affiliation with a trade, professional or other association relevant to the business conducted at the place or premises.

**cold air balloons & images** means a sign made of materials which permit the sign to be inflated by means of cold air.

**directional sign** means any sign directing vehicular or pedestrian traffic to a tourist facility or activities or places of historic or scientific interest. This type of sign does not include commercial information.

**drop awning sign** (or weather protection blind sign) means a sign displayed on a roll down blind or the like secured to the awning of a building.

**fascia sign** means a sign that is either attached to or painted on the fascia or return of an awning.

**flush wall sign** (or painted wall sign) means a sign attached to or painted on a wall of a building (other than transom of a doorway or display window).

**home industry or occupation sign** means a sign affixed to or near a building indicating the home industry or occupation carried on the premises.

**pole or pylon sign** means a sign erected on a single pole or on a pylon which may be free standing or abutting a veranda awning.

**portable footpath sign** means a small free-standing portable advertising structure located on a footpath.

**projecting wall sign** means a sign that is attached to the wall of a building or the upper portion of a two storey veranda.

**real estate sign** means a sign erected on a property indicating that the property is for sale or lease.

**roadside business sign** means a structure erected in a set designated location for the purpose of directing the travelling public to local business and tourist facilities where the sign does not relate to activities carried out on the land on which it is erected.

**roof sign** means a sign, advertising panel or structure erected on the roof of a building, or painted thereon.

**temporary sign** means a sign or banner erected for a period not exceeding three (3) months.

**top hamper sign** means a sign attached to the transom of a doorway or display window of a building.

**under awning sign** means a sign attached to the underside of an awning (other than fascia or return end).

**window sign** means a sign attached to or painted on either side of a shop window.

**village tourism board** means a structure to which multiple directional signs can be attached.

## 16 GENERAL PROVISIONS FOR SIGNAGE TYPES

### 16.10 Above Awning Sign (or other eye-catching feature)

Above awning signs and structures can detract from historic streetscapes and are generally considered **not** to be appropriate for the historic core of Braidwood. Council consent is required for all above awning signs and structures, and the following criteria should be satisfied. Above awning signs:

- shall be parallel to the fascia or return end of the awning, and
- shall not project beyond the edge of the awning, and
- shall have a maximum height above the awning of 0.9m to the top of the sign, and
- shall have a maximum area of 2 square metres.

### 16.11 Advertising Panel

Council consent is required for all advertising panel signs. Such signs:

- should not be erected in front of, or block front or side views of an item of environmental heritage, and
- shall not exceed 1.2 metres in length and 1.8 metres in height, and
- shall not involve more than 1 advertising panel per premise, and
- shall not be internally illuminated. If externally illuminated the intensity of the illumination and colour of the sign shall remain unchanged while illuminated and there shall be no adverse affect on the amenity of surrounding properties.

Where an advertising panel is erected on the wall of a building it:

- shall not extend laterally beyond the wall, or
- shall not project above the top of the wall, or
- shall sit flush to the wall face, or
- shall not cover any window or architectural projection or feature.

### 16.12 Bracket Style Flag Sign

Council consent is not required for an under awning bracket style sign which:

- is not on an item of environment heritage, unless using existing approved fittings, and
- is a minimum of 2 metres above the ground, and does not project more than 0.5 metres from the wall on which it is mounted, and

- does not involve more than 2 under awning bracket style signs per premise.

Council consent is required for any bracket style flag sign other than that listed above.

### **16.13 Bunting**

Council consent is required for bunting that is to be erected for more than a total of 21 days per annum.

### **16.14 Business Identification Sign**

Council consent is required for a Business Identification Sign. Such signs:

- should not exceed 2 square metres in area, and
- should not be internally illuminated unless night time or emergency services are provided, and
- shall not have an adverse impact on a heritage place or streetscape.

### **16.15 Cold Air Balloons & Images (other than toy balloons)**

Council consent is required for all cold air inflated balloons and images. The following criteria shall be satisfied:

- the device is not attached to an item of environmental heritage, and
- does not extend beyond the boundaries of the site, and
- is secured to the satisfaction of Council, and
- the maximum height of the device is generally 6 metres or less, and
- the device will only be installed for a maximum period of 7 days

No more than three approvals are permitted in respect of any site during each calendar year.

### **16.16 Directional sign**

Directional signs:

- shall not include commercial information other than the name and distance of the facility, and
- shall be no more than 0.4 wide (high) and 1 metre in length, or a maximum of 0.4 square metres in area

### **16.17 Drop Awning Sign**

Council consent is not required for drop awning signs that cover up to a maximum of 25% of the total area of the roll down blind (drop awning).

Council consent is required for any drop awning sign other than that listed above.

### **16.18 Fascia Sign**

Fascia signs:

- shall not project above or below the fascia or return end of the awning to which it is attached; and
- shall be wholly contained within the fascia or return end of the awning, and
- shall not be internally illuminated. If externally illuminated there shall be no adverse affect on the amenity of surrounding properties.

### **16.19 Flush Wall Sign (or painted wall sign)**

Flush wall signs,

- shall not damage or degrade an item of environmental heritage, and

- shall not project above the height of the wall to which it is affixed; and
- shall not obscure or detract from any architectural feature of a building; and
- shall be no larger than 3 square metres unless otherwise agreed by Council, and
- shall not be internally illuminated. If externally illuminated the intensity of the illumination and colour of the sign shall remain unchanged while illuminated and there is to be no adverse affect on the amenity of surrounding properties.

#### **16.20 Home industry or occupation sign**

Home industry or occupation signs shall:

- have a maximum dimension of 0.5 m x 0.5m, and
- serve only to identify the name and occupation of the resident.

#### **16.21 Pole or Pylon Sign**

Pole signs, because of their visibility, can detract from historic streetscapes and are therefore not encouraged by Council within the historic town boundary of Braidwood. Consent is required for all pole or pylon signs and the following criteria should be satisfied:

- The design, colour and appearance, including content, shall be in harmony with the streetscape, and
- The maximum number of pole or pylon signs shall be one per 50 metres or part thereof street frontage unless otherwise agreed by Council, and
- All pole or pylon signs shall have a vertical configuration with a maximum area of 1.5 square metres, a maximum overall height of 3.5 metres; and a minimum clearance of 2 metres between the underside of the sign and the finished ground surface, and
- Not block views or have an adverse visual impact on the surrounding environment.

#### **16.22 Portable footpath sign**

Portable footpath signs shall not exceed 1 metre in height and 0.75 metres in width.

Only one such sign shall be permitted per business premises.

The location of portable footpath signs shall be by agreement with Council.

#### **16.23 Projecting Wall Sign**

Projecting wall signs:

- shall not damage an item of environmental heritage, and
- shall be a minimum of 2.6m above the ground, and
- should be at right angles to the wall to which it is attached, and
- shall have a maximum area of 0.5 square metres, and
- shall project no more than 0.8m beyond the primary wall face to which it is attached, and
- shall not be internally illuminated unless night time or emergency services are provided, and
- If externally illuminated or flood lit the intensity of the illumination and colour of the sign shall remain unchanged while illuminated and there shall be no adverse affect on the amenity of surrounding properties unless otherwise agreed by Council.

#### **16.24 Real Estate Signs**

Real estate signs:

- must not exceed 1.2 square metres in area, for any individual sign, and
- should not have returns exceeding 150mm, and

- should not exceed a height of 1.8m to the top of the sign, and
- shall be limited to 1 sign per agent per property, and
- must be located wholly within the property and not less than 1.0 metre behind the property boundary.

#### **16.25 Roadside business signs**

Size and location of roadside business signs shall be in accordance with the requirements set out in the *QPRLEP 2022*.

#### **16.26 Roof signs**

Roof signs are not appropriate within Braidwood's historic town boundary.

#### **16.27 Temporary signs**

Council may approve the erection of any form of temporary sign for a period of up to 6 weeks per premises per annum, providing the sign does not:

- Damage the fabric of a heritage item, and
- Have a significant adverse impact on a streetscape, and
- Pose a threat to public safety.

No more than 2 temporary sign approvals shall be granted per premises within a 12 months period.

#### **16.28 Top Hamper Sign**

Top hamper signs:

- shall not damage or degrade an item of environmental heritage, and
- shall not over-paint an unpainted heritage item or feature such as tiles or glass, and
- should be no wider than the window and door above which it is attached, and
- shall not extend below the head of the doorway or window to which it is attached.

#### **16.29 Under Awning Sign**

Under awning signs shall:

- not damage or degrade an item of environmental heritage, and
- not exceed 2.4m in length and 0.4m in height, and
- be erected horizontally to the ground, and
- be not less than 2.6m from the ground, and
- not project beyond the awning, and
- be erected so that the outside edge of the sign is a minimum of 600mm inside the vertical line of the kerb, and
- be securely fixed by metal supports, and
- if illuminated, the intensity of the illumination and colour of the sign shall remain unchanged while illuminated and there shall be no adverse affect on the amenity of surrounding properties.

Only one under awning sign per premises shall be permitted unless otherwise agreed by Council.

#### **16.30 Under fascia sign**

Under fascia signs:

- should only be installed where veranda awnings are suspended on posts, and

- should have a clear separation of at least 100mm from the fascia or either side post, and
- should have a maximum depth of 400mm, and
- shall have a maximum area of 1.5 square meters, and
- shall have a minimum clearance above ground of 2.6 metres, and
- should be centrally located between posts.

### **16.31 Window Sign**

Council consent is not required for a window sign which;

- does not degrade an item or feature of environmental heritage, and
- does not cover more than 50% of the total area of all shop windows on a premise, and
- is non illuminated, internally illuminated or flood lit, providing the intensity of the illumination and colour of the signs remains unchanged while illuminated, and
- does not have an adverse affect on the amenity of surrounding properties.

Council consent is required for any window sign other than that listed above.

### **16.32 Village Tourism Boards**

Village tourism boards should only be erected where they:

- will not have an adverse visual impact on a streetscape, and
- will not block or obscure views of heritage items, and
- will not impede pedestrian access, and
- will not pose a threat to public safety.

### **16.33 Prohibited signs**

The following signs will not be permitted:-

- Bunting used as a form of attracting passing traffic,
- Rotating signs, whether attached or free standing.
- Signs attached to trees, poles etc.
- Signs in trailers or on vehicles where a substantial part of the vehicle's use is that it remains stationary for the purpose of advertising.
- Roof top advertising structures.
- Large advertising billboards.
- Signs that utilise overly bright colours or fluorescent colours.
- Flashing signs or signs illuminated by or surrounded by flashing lights.
- Signs which, because of their colour or other features have an adverse visual impact on the streetscape.
- Signs which would have an adverse impact on Braidwood Heritage.

## **17 SIGNAGE PROVISIONS FOR PRECINCTS**

### **17.10 Wallace and Lascelles street Commercial areas**

#### **Objectives**

- To provide the opportunity for an approved use to adequately identify the nature of the business conducted on the premises.
- To ensure that signage is designed to be sympathetic to the architectural treatment of the building and surrounding streetscape.
- To limit the total number of signs per premises to prevent visual clutter.

### **Provisions**

- Only one under awning sign per premises per street frontage.
- No advertising structure is to extend beyond the vertical projection of the awning.
- Signage may be permitted above 3.5 meters only where it is designed as part of the building or is otherwise sympathetic to the general form and character of the building and the surrounding streetscape.
- Advertising structures erected on top of awnings and on roof tops will only be permitted where alternative forms of above awning advertising are not capable of being provided on the building facade; and where the size, shape and scale of such advertising is sympathetic to the general form and character of the building and the surrounding streetscape and skyline.
- Windows above the awnings of a premise are not to be covered by a wall sign or be painted for the purpose of advertising.
- Window signs shall not obscure more than 30% of the area of any window and are permitted on street level windows only.
- Advertising signs and structures are to conform to the relevant design specifications contained in this plan.
- Council will have regard to the total amount of signage existing and proposed for the place.

## **17.11 Residential precincts**

### **Objectives**

- (a) To permit an approved use to adequately identify their premises while maintaining the residential character of the area.
- (b) To maintain the amenity of residential areas.

### **Provisions**

- No advertisement or sign will be permitted within a residential precinct except for real estate signs; home occupation or industry signs; professional consulting room signs, public notices and signs on premises having existing use rights for a use other than residential.
- Advertising on premises enjoying existing use rights for a non-residential use, such as shops or on mixed residential/ commercial/ industrial developments must comply generally with the requirements for business zones.
- Illuminated signs will not be permitted on premises enjoying existing use rights for a non-conforming use in a residential zone where such signs will adversely affect the amenity of the area.

## **17.12 Approach roads and surrounding rural areas**

### **Objective**

To encourage signage to be visually and historically compatible with the building to which it is attached.

### **Provisions**

#### Style and character

On items of heritage, the style and character of the sign should be in keeping with the period of the building and wherever possible should be guided by historic photographs of the period.

#### Colour

Signage colours should be compatible with the colour of the building and should not "jar" or stand out excessively, or appear as dominant elements in the streetscape.

### Form

Much traditional signage was surrounded by a border, sometimes solid, but often as a painted line/s or decorative edge. The use of borders and edges is encouraged, particularly where signs are painted off-site and then affixed to a building. In these cases the border assists in the transition from the sign colour to that of the building.

### Location

Signs should be located on the building in a way that is consistent with the traditional architectural detailing. Words may follow the shape of the parapet or be confined within rendered "signage panels". Words should not be painted across rendered cornices and the like.

### Size and quantity

The size and quantity of signage should be restrained so that signs do not become the dominant elements of a building or streetscape.