



Ordinary Meeting of Council

14 August 2024

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 9.3

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

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Item 9.3 Planning Proposal to Reclassify 88 Wallace Street and 41 Ryrie Street Braidwood from Community to Operational Land

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

14 AUGUST 2024

ITEM 9.3 PLANNING PROPOSAL TO RECLASSIFY 88 WALLACE
STREET AND 41 RYRIE STREET BRAIDWOOD FROM
COMMUNITY TO OPERATIONAL LAND

ATTACHMENT 1 DRAFT PLANNING PROPOSAL TO RECLASSIFY COMMUNITY
LAND TO OPERATION - 88 WALLACE AND 41 RYRIE
STREET BRAIDWOOD



Draft
Planning Proposal to
Reclassify Community Land
to Operational Land at
88 Wallace and 41 Ryrie Street,
Braidwood



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PP.2024.0005

qprc.nsw.gov.au

PLANNING PROPOSAL TO RECLASSIFY COMMUNITY LAND TO OPERATIONAL LAND
AT 88 WALLACE STREET BRAIDWOOD AND 41 RYRIE STREET BRAIDWOOD

Document History

Version	Dated	Comments
1	July 2024	For Gateway determination

Offices: Queanbeyan Office - 257 Crawford St
 Bungendore Office - 13 Gibraltar St
 Braidwood Office - 144 Wallace St

Contact: **P:** 1300 735 025
E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au



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PLANNING PROPOSAL TO RECLASSIFY COMMUNITY LAND TO OPERATIONAL LAND
AT 88 WALLACE STREET BRAIDWOOD AND 41 RYRIE STREET BRAIDWOOD

Introduction

The purpose of this planning proposal is to reclassify certain Council owned land from 'community' to 'operational' under the *Local Government Act 1993* (LG Act). The reclassification is required to facilitate future development of the site, including future residential development, off-street carparking, public amenities, and landscaping within the Braidwood township.

The parcels of land proposed for reclassification are located at 88 Wallace Street, Braidwood NSW 2622 (Lot 4, DP 240640, and Lot 7 DP 240640), and 41 Ryrie Street Braidwood (Lot 5 DP 835748) within the Braidwood township, as shown in Figure 1, 2 and 3.

The land at 88 Wallace Street, Braidwood consist of two lots (Lot 4, DP 240640, and Lot 7 DP 240640). Under the *Queanbeyan-Palerang Regional Local Environment Plan 2022* (QPRLEP 2022) Lot 4 DP 240640 is currently zoned R2 – Low Density Residential. The smaller western portion of Lot 7 DP 240640 is currently zoned R2 – Low Density Residential while the larger eastern portion adjoining Wallace Street is currently zoned E1 – Local Centre. The combined area of both allotments is 1138 m². Regarding 41 Ryrie Street, Lot 5 DP 835748 the lot is currently zoned R2 – Low Density Residential and covers an area of 869 m².

All three allotments adjoin Council owned operational land which currently contains the Braidwood Council Depot. Development being considered for these sites include future residential development and the renewal of 88 Wallace Street which includes off-street car parking, public amenities and landscape design. The allotments are not listed as heritage items, but both are within the Braidwood State Heritage and its settings precinct under the *Queanbeyan-Palerang Regional Local Environment Plan 2022* (QPRLEP 2022).

The planning proposal does not seek changes to existing zoning, minimum lot size, or floor space ratio controls or heritage and has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

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Figure 1 - Land proposed to be reclassified – 88 Wallace and 41 Ryrie Street, Braidwood

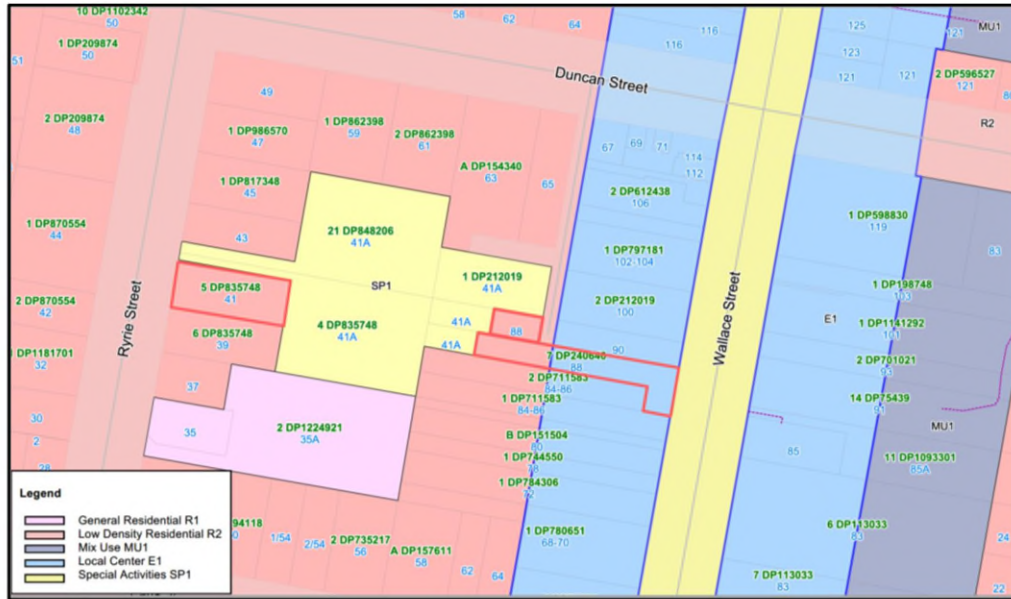


Figure 2 - Aerial view of land to be reclassified – 88 Wallace & 41 Ryrie Street, Braidwood



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Figure 3 – Zoning of land to be reclassified



Part 1 - Objectives or Intended Outcomes

The objective of this planning proposal is to reclassify the three lots from 'community' to 'operational' land. These lots adjoin Council operational land. Plans are underway to relocate the depot at a site outside of Braidwood. Council is considering future residential development and the renewal of 88 Wallace Street which includes off-street car parking, public amenities and landscape design.

Currently, 88 Wallace Street contains a closed service station and motor mechanic workshop while 41 Ryrie Street contains a three-bedroom weatherboard dwelling with garage. Council has obtained a Stage 2 Contamination Investigation Report for 88 Wallace Street Braidwood.

The buildings at 88 Wallace Street have been leased for motor vehicle storage while the house at 41 Ryrie Street has been rented for accommodation. Council intends to demolish all buildings on both sites and follow the remediation process as per Appendix C (Local Planning Directions - 4.4 Remediation of Contaminated Land for 88 Wallace Street).

Part 2 - Explanation of Provisions

Queanbeyan-Palerang Regional Council purchased 88 Wallace Street, Braidwood (Lot 4 DP 240640 and Lot 7 DP 240640) on 1 April 2019 and 41 Ryrie Street, Braidwood (Lot 5 DP 835748) on 20 May 2019 and the classification of the site defaulted to 'community land' under the *Local Government Act 1993* (LG Act).

This planning proposal seeks to reclassify the subject land from 'community' to 'operational' land. This will be done by amending the *Queanbeyan-Palerang Regional Environmental Plan*



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2022 (QPRLEP 2022) to include the subject land in Part 1 of Schedule 4 (no interests changed) of the plan. The proposal does not seek to change any trusts, estates, interests, dedications, conditions, restrictions, or covenants on the land.

Consistent with the provisions of clause 5.2(2) of the QPRLEP 2022, this will have the effect of reclassifying the land as intended.

As the site is within the State Heritage listed heritage conservation area of Braidwood and its settings, Council will be referring the planning proposal to NSW Environment and Heritage for comment.

Part 3 - Justification Strategic and Site-Specific Merit

Section A – Need for the Planning Proposal

1) *Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?*

No. However, the planning proposal is considered to be of local significance only and will require public exhibition under the LG Act.

2) *Is the planning proposal the best means of achieving the objectives or intended outcome, or is there a better way?*

In accordance with Section 31. (2) (2A) of the LG Act, the Council may resolve to classify acquired land as 'community' or 'operational' either prior to or within three months after acquisition. Land that remains unclassified after this period is automatically deemed to be classified as 'community' under the LEP. Council in this instance did not resolve to classify the land in the required timeframe.

Therefore, this planning proposal to amend the LEP is the only mechanism that allows for reclassifying the subject land from 'community' to 'operational.'

Section B - Relationship to Strategic Planning Framework

3) *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies).*

The planning proposal aligns with the following themes in the *Draft Southeast and Tablelands Regional Plan 2041*:

- **Theme 1:** Recognising Country, people and place,
 - **Objective 3:** Support diverse, vibrant and socially active communities,
- **Theme 4:** Planning for fit for purpose housing and services,
 - **Objective 17:** Plan for supply of housing in appropriate locations,
 - **Objective 18:** Plan for more affordable low-cost and social housing.

The planning proposal aligns with the following themes in the *South East and Tablelands Regional Plans 2036*:

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- **Goal 4:** Environmentally sustainable housing choices,
 - Direction 24: Deliver greater housing supply and choice,
 - Direction 25: Focus housing growth in locations that maximise infrastructure and services,
 - Direction 27: Deliver more opportunities for affordable housing.

Council is considering future residential development and the renewal of 88 Wallace Street which includes off-street car parking, public amenities and landscape design.

The Department of Planning, Housing and Infrastructure (DPHI) has also previously published *LEP Practice Note PN 16-001: Classification and reclassification of public land through a local environmental plan*. This practice note provides guidance on additional matters to be addressed in planning proposals that seek to classify or reclassify public land.

Responses to the additional matters set out in the practice note are provided at **Appendix A**.

- 4) *Is the planning proposal consistent with the Council Local Strategic Planning Statement (LSPS) that has been endorsed by the Planning Secretary or Greater Sydney Commission (GSC), or another local strategy or strategic plan?*

The Queanbeyan-Palerang Regional Council [Local Strategic Planning Statement, 'Towards 2040'](#) (LSPS) – July 2020, together with the Community Strategic Plan 2018-2028, set out the community's long term vision and aspirations for Council's planning activities.

The relevant section to this planning proposal is listed in the LSPS under **Community – 4.8 Planning Priority 8:**

We ensure the future planning for the region is well coordinated and provides for its sustainable management.

- An appropriate supply of well-located housing stock is available to meet the growing and changing needs of the population as well as providing diversity for the regions.

Planning Actions for Braidwood

Planning Priority 4:

- 4.4.1 Ensure tourism-orientated uses are permissible in Council's respective planning controls.
- 4.4.9 Provide a range of housing choices at different costs to meet the changing needs of the community and consider the options for community housing provider partnerships to provide affordable housing.

Planning Priority 9:

- 4.11.9 Ensure appropriate car parking facilities are available for the community.

- 5) *Is the planning proposal consistent with any other applicable State and Regional Studies or Strategies?*

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State or regional study or strategy	Comment
Future Transport Strategy 2056	The proposal is consistent with the strategy
Net Zero Plan – NSW Climate & Energy Action	The proposal is consistent with the plan
Water Resources Plans	The proposal is consistent with the plan
State Infrastructure Strategy	The proposal is consistent with the strategy
A 20-Year Economic Vision for Regional NSW	The proposal is consistent with the vision
Our Vision for Regional Communities	The proposal is consistent with the vision

6) *Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPS)?*

The planning proposal has been assessed against State Environmental Planning Policies (SEPP's) at **Appendix B**.

7) *Is the planning proposal consistent with applicable Ministers Directions (section 9.1(2) Directions)?*

The relevant Ministerial Directions (Section 9.1) have been considered at **Appendix C**.

Section C - Environmental, Social and Economic Impact

8) *Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected because of the proposal?*

No. The planning proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats.

9) *Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?*

The planning proposal is not considered to have any other likely environmental effects and any unexpected environmental effects can be resolved during the assessment of a development application.

10) *How has the planning proposal adequately addressed any social and economic issues?*

The 'community' land is intended to be reclassified as 'operational' land for future residential development, off-street carparking, public amenities and landscaping.

Appendix A provides further analysis of the requirements set out under *Practice Note PN 16-001*.

Section D - Infrastructure (Local, State and Commonwealth)

11) *Is there adequate public infrastructure for the planning proposal?*

The subject land is centrally located within the Braidwood town area, within the middle of the employment zone, adjoining residential areas and is surrounded by commercial and retail establishments. Infrastructure mapping reveals comprehensive services, including water, sewer, gas, stormwater drainage, and electricity. Any additional services required for the development may be subject to conditions during the Development Assessment (DA) stage.

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Section E - State and Commonwealth Interests

- 12) What are the views of State and Commonwealth Public authorities and government agencies consulted to order to inform the Gateway determination?

Consultation with public authorities will be undertaken in accordance with the Gateway determination received for the planning proposal.

As the site is within the State Heritage listed heritage conservation area of Braidwood and its settings, Council will be referring the planning proposal to NSW Environment and Heritage for comment.

Part 4 - Maps

The proposal does not seek to amend the LEP maps.

Part 5 - Community Consultation

The planning proposal will be publicly exhibited in accordance with the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulations 2021*. It will have regard to other relevant plans and guidelines including QPRC's *Community Engagement and Participation Plan*, the *Local Environmental Plan Making Guidelines 2023* and any other conditions of the Gateway Determination.

It is recommended the planning proposal be exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- Notification and request for feedback on Council's website,
- Letter to landowners in the vicinity of the subject site.

During the exhibition period the following material will be available on Council's website and the customer service area at the Queanbeyan, Bungendore and Braidwood offices:

- The planning proposal in the form approved by the Gateway determination,
- The Gateway determination,
- The Gateway determination report,

The planning proposal is required to be exhibited for a minimum period of 28 days. At the conclusion of the public exhibition period, a public hearing will also be held as required under the *Local Government Act 1993*.

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Part 6 - Project Timeline

Stage	Anticipated Timeline (2023-2024)
Prepare Planning Proposal	June-July 2024
Report to Council	August 2024
Gateway Determination	September 2024
Agency Consultation	Subject to Gateway determination
Public Exhibition	October - November 2024
Public Hearing	December 2024
Report to Council including consideration of submissions	February 2025
Parliamentary Council Opinion	March-April 2025
Plan Finalised by Minister (or delegate)	May 2025

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Appendix A - Information Checklist for Proposals to Classify or Reclassify Public Land through a Local Environmental Plan (LEP)

NSW Government’s Framework - LEP Practice Note

NSW Planning and Environment has published *LEP Practice Note PN 16-001: Classification and reclassification of public land through a local Environmental plan*.

This practice note provides guidance on matters to be addressed in planning proposals to classify or reclassify public land.

The table below addresses these matters and identifies where matters are addressed in the planning proposal.

No.	Requirement	Comment
1	The current and proposed classification of the land.	The subject land is currently classified as community land and is proposed to be reclassified to operational land under the provisions of the <i>Local Government Act 1993</i> .
2	Whether the land is a ‘public reserve’ (defined in the LG Act).	The site is not defined as a ‘public reserve’ under the provisions of the <i>Local Government Act 1993</i> .
3	The strategic and site-specific merits of the reclassification and evidence to support this.	The planning proposal is to address the one-off reclassification of the land. Council is considering future residential development, off-street carparking, public amenities and landscaping.
4	Whether the planning proposal is the result of a strategic study or report.	The planning proposal is not a result of a strategic study or report.
5	Whether the planning proposal is consistent with council’s community plan or any other local strategic plan.	The planning proposal is not inconsistent with Council’s community plan or any other local strategic plan.
6	A summary of council’s interests in the land including: <ul style="list-style-type: none"> • How and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other or other purposes, or a developer contribution) • If council does not own the land, the landowner’s consent • The nature of any trusts, dedications, etc. 	The 88 Wallace Street parcel of land was purchased from a private landowner by Council on 1 April 2019 (settlement date). The 41 Ryrie Street parcel of land was purchased from a private landowner by Council on 20 May 2019 (settlement date). The land is currently owned by Council. There are no known trusts, dedications, or interests that exist on the land.
7	Whether an interest in land is proposed to be discharged,	The interest in the land is not proposed to be discharged.

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	and if so, an explanation of the reason why.	
8	The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).	The effect of the reclassification will be that the subject land will be operational. Council is considering future residential development, off-street carparking, public amenities and landscaping.
9	Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in Government Gazette, trust documents).	The subject land does not have Public Reserve status. The title and deposited plan are included in Appendix D of the planning proposal as evidence.
10	Current use(s) of the land, and whether uses are authorised or unauthorised.	The current use of 88 Wallace Street contains a closed service station and motor mechanic workshop while 14 Ryrie Street contains a three-bedroom weatherboard dwelling with garage. The buildings on both sites have been temporary leased. Council intended to demolish both site buildings.
11	Current or proposed lease or agreements applying to the land, together with their duration, terms, and controls.	The house at 41 Ryrie Street is temporally leased for accommodation to a member of the public. The former service station and mechanic workshop at 88 Wallace Street has been leased on and off basis for vehicle storage and vehicle construction. The three lots are currently Council owned community land.
12	Current or proposed business dealings (e.g. agreements for the sale or lease of the land, the basic details of any such agreements and if relevant, when council intends to release its assets, either immediately after rezoning/reclassification or at a later time).	After the reclassification to operational land, Council will be able to consider future residential development, off-street carparking, public amenities, and landscaping together with the relocation of the Council Braidwood Depot.
13	Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	This planning proposal does not propose to rezone the subject land.
14	How council may or will benefit financially, and how these funds will be used.	Council will not benefit financially as the maintenance and insurance of the subject land will rest with Council.
15	How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	This planning proposal does not commit funds to any proposed open space or specific improvements.

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16	A Land Reclassification (part lots) Map, in accordance with the standard technical requirements for special datasets and maps, if land to be reclassified does not apply to the whole lot.	Not relevant. The land re-classification applies to all three whole lots.
17	Preliminary comments by the relevant government agency, including an agency that dedicated the land to council, if applicable.	The land is owned by Council. No formal consultation with State or Commonwealth public authorities has been undertaken at this stage. However, consultation will be undertaken with State and Commonwealth agencies in accordance with the Gateway determination, if required. The three lots are within the State Heritage listed heritage conservation area of Braidwood and its settings, Council will be referring the planning proposal to NSW Environment and Heritage for comment.
18	The concurrence of the landowner must be obtained, where the land is not owned by the Planning Proposal Authority (PPA).	The land is owned by the Council (Planning Proposal Authority – PPA).
19	Does the planning proposal deliver a public benefit?	The planning proposal seeks to provide land together with the other Council owned operational land. Council will be able to consider future residential development, off-street carparking, public amenities, and landscaping together with the relocation of the Council Braidwood Depot.
20	Have the implications for the open space in the LGA in relation to current and future open space needs been considered and will there be a net gain to open space?	The implications for open space in Braidwood have been considered. The site is not defined as a 'public reserve' under the provisions of the <i>Local Government Act 1993</i> . The planning proposal does not affect the current and future open space.

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Appendix B – State Environmental Planning Policies

The following relevant Environmental Planning Instruments (EPI) have been considered in the preparation of this planning proposal:

SEPP	Relevant	Comments
State Environmental Planning Policy (Biodiversity and Conservation) 2021.	No	This SEPP applies to Queanbeyan-Palerang Regional Council (QPRC). This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	No	This SEPP applies to QPRC. This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Housing) 2021.	No	This SEPP applies to QPRC. This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021.	No	This SEPP applies to QPRC. This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Planning Systems) 2021.	No	This SEPP applies to QPRC. This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021.	No	This SEPP does not apply to QPRC.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021.	No	This SEPP does not apply to QPRC.
State Environmental Planning Policy (Precincts—Regional) 2021.	No	This SEPP does not apply to QPRC.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021.	No	This SEPP does not apply to QPRC.
State Environmental Planning Policy (Primary Production) 2021.	No	This SEPP applies to QPRC. This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Resilience and Hazards) 2021.	No	This SEPP applies to QPRC. This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Resources and Energy) 2021.	No	This SEPP applies to QPRC. This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Sustainable Buildings) 2022.	No	This SEPP applies to QPRC. This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021.	No	This SEPP applies to QPRC. This planning proposal will not affect the operation of the SEPP.

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**Appendix C - Section 9.1(2) - Local Planning Directions
(Current as of 10 November 2023)**

The following relevant Local Planning Directions under Section have been considered in the preparation of this planning proposal:

Consideration of s9.1 Directions	Comments
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Applicable. The planning proposal is consistent with the provisions of this direction
1.2 Development of Aboriginal Land Council land	Not applicable. The subject land is not shown on the Land Application Map of chapter 3 of the SEPP (Planning Systems)
1.3 Approval and Referral Requirements	Applicable. The planning proposal is substantially consistent with the provisions of this direction
1.4 Site Specific Provisions	Applicable. The planning proposal is consistent with the provisions of this direction
1.4A Exclusion of development standards from variation	Applicable. The planning proposal is consistent with the provisions of this direction
Focus area 1: Planning Systems – place based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the proposal
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Plan	Not relevant to the proposal
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the proposal
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the proposal
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not relevant to the proposal
1.10 Implementation of Western Sydney Aerotropolis Plan	Not relevant to the proposal
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the proposal
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the proposal
1.13 Implementation of St Leonards and Crows Nest 20236 Plan	Not relevant to the proposal
1.14 Implementation of Greater Macarthur 2040	Not relevant to the proposal
1.15 Implementation of Pyrmont Peninsula Place Strategy	Not relevant to the proposal
1.16 North West Rail Link Corridor Strategy	Not relevant to the proposal
1.17 Implementation of the Bays West Place Strategy	Not relevant to the proposal
1.18 Implementation of the Macquarie Park Innovation Precinct	Not relevant to the proposal

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1.19 Implementation of the Westmead Place Strategy	Not relevant to the proposal
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not relevant to the proposal
1.21 Implementation of the South West Growth Area Structure Plan	Not relevant to the proposal
1.22 Implementation of the Cherrybrook Station Place Strategy	Not relevant to the proposal
Focus area 2: Design and Place	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not relevant to the proposal
3.2 Heritage Conservation	Applicable. The planning proposal is consistent with the provisions of this direction. The three lots are within the State Heritage listed heritage conservation area of Braidwood and its settings, Council will be referring the planning proposal to NSW Environment and Heritage for comment.
3.3 Sydney Drinking Water Catchments	Applicable. The planning proposal is consistent with the provisions of this direction.
3.4 Application of C2 and C3 zones and Environmental Overlays in Far North Coast LEPs	Not relevant to the proposal
3.5 Recreation Vehicle Areas	Not relevant to the proposal
3.6 Strategic Conservation Planning	Not relevant to the proposal
3.7 Public Bushland	Not relevant to the proposal
3.8 Willandra Lakes Region	Not relevant to the proposal
3.9 Sydney Harbour foreshores and Waterways Area	Not relevant to the proposal
3.10 Water Catchment Protection	Not relevant to the proposal
Focus area 4: Resilience and Hazards	
4.1 Flooding	Not relevant to the proposal
4.2 Coastal Management	Not relevant to the proposal
4.3 Planning for Bushfire Protection	Not relevant to the proposal
4.4 Remediation of Contaminated Land	Applicable. The planning proposal is consistent with the provisions of this direction. Ramboll Australia Pty Ltd was engaged by QPRC to conduct a targeted Stage 2 Contamination Investigation Report for 88 Wallace Street Braidwood NSW – November 2021 – Project No; 318001291. The contamination on this site and adjoining Council depot will be dealt with during the development application (DA) process.
4.5 Acid Sulfate Soils	Not relevant to the proposal
4.6 Mine Subsidence and Unstable Land	Not relevant to the proposal
Focus area 5: Transport and Infrastructure	


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5.1 Integrating Land Use and Transport	Applicable. The planning proposal is consistent with the provisions of this direction.
5.2 Reserving Land for Public Purposes	No applicable. The proposal does not reduce land available for public reserves and facilities. The land was purchased from private landowners and is not intended to be used as public land for public purposes.
5.3 Development near regulated airports and defence airfields	Not relevant to the proposal
5.4 Shooting ranges	Not relevant to the proposal
Focus area 6: Housing	
6.1 Residential Zones	Applicable. The planning proposal is consistent with the provisions of this direction. The proposal encourages a variety and choice of housing types to provide for future housing needs.
6.2 Caravan Parks and Manufactured homes estates	Not relevant to the proposal
Focus area 7: Industry and Employment	
7.1 Employment Zones	Applicable. The planning proposal is consistent with the provisions of this direction. The proposal retains the areas and locations of Employment Zones.
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the proposal
7.3 Commercial and retail development along the Pacific Highway North Coast	Not relevant to the proposal
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not relevant to the proposal
Focus Area 9: Primary Production	
9.1 Rural Zones	Not relevant to the proposal
9.2 Rural Lands	Not relevant to the proposal
9.3 Oyster Aquaculture	Not relevant to the proposal
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the proposal

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Appendix D – Certificate of Title & Deposited Plan


88 Wallace Street Braidwood – Lot 4 DP 240640



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search



FOLIO: 4/240640

SEARCH DATE	TIME	EDITION NO	DATE
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2/7/2024	10:37 AM	2	1/4/2019

LAND

LOT 4 IN DEPOSITED PLAN 240640
AT BRAIDWOOD
LOCAL GOVERNMENT AREA QUEANBEYAN-PALERANG REGIONAL
PARISH OF BRAIDWOOD COUNTY OF ST VINCENT
TITLE DIAGRAM DP240640

FIRST SCHEDULE

QUEANBEYAN -PALERANG REGIONAL COUNCIL (T AP158203)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Chris K PoM


PRINTED ON 2/7/2024

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 98B(2) of the Real Property Act 1900.

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PLANNING PROPOSAL TO RECLASSIFY COMMUNITY LAND TO OPERATIONAL LAND
AT 88 WALLACE STREET BRAIDWOOD AND 41 RYRIE STREET BRAIDWOOD

88 Wallace Street Braidwood – Lot 7 DP 240640



**LAND
REGISTRY
SERVICES**

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/240640

SEARCH DATE	TIME	EDITION NO	DATE
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2/7/2024	10:37 AM	3	1/4/2019

LAND

LOT 7 IN DEPOSITED PLAN 240640
AT BRAIDWOOD
LOCAL GOVERNMENT AREA QUEANBEYAN-PALERANG REGIONAL
PARISH OF BRAIDWOOD COUNTY OF ST VINCENT
TITLE DIAGRAM DP240640

FIRST SCHEDULE

QUEANBEYAN -PALERANG REGIONAL COUNCIL (T AP158203)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL
PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN
HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Chris K PoM

PRINTED ON 2/7/2024

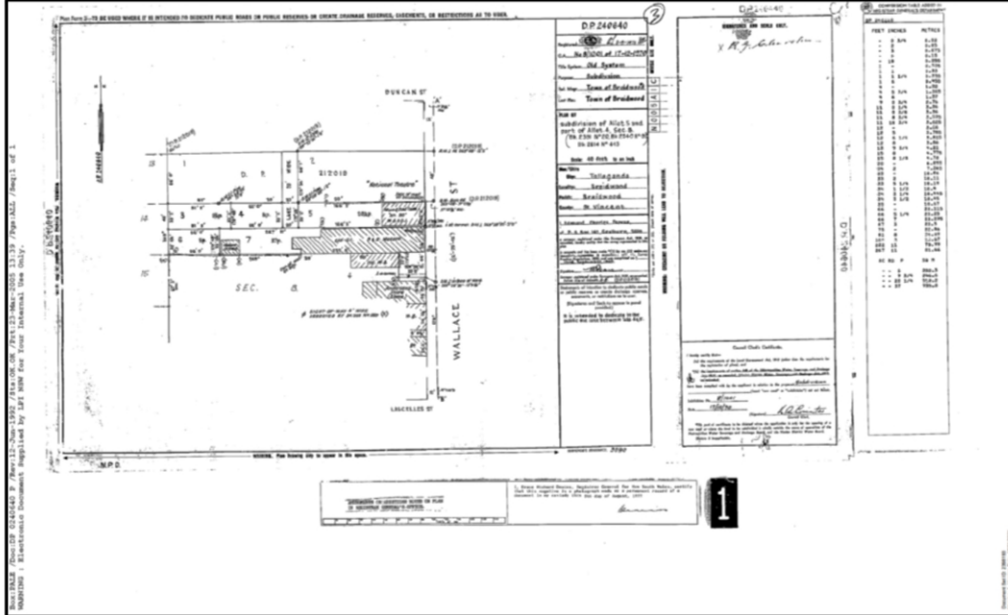
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PLANNING PROPOSAL TO RECLASSIFY COMMUNITY LAND TO OPERATIONAL LAND
AT 88 WALLACE STREET BRAIDWOOD AND 41 RYRIE STREET BRAIDWOOD

88 Wallace Street Braidwood – Deposited Plan - Lot 4 DP 240640 & Lot 7 DP 240640



PLANNING PROPOSAL TO RECLASSIFY COMMUNITY LAND TO OPERATIONAL LAND
AT 88 WALLACE STREET BRAIDWOOD AND 41 RYRIE STREET BRAIDWOOD

41 Ryrie Street Braidwood – Lot 5 DP 835748

BOX 1W
(AP263726)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TO BE SENT TITLE REFERENCE	
5/835748	
EDITION	DATE OF ISSUE
12	20/5/2019
CERTIFICATE AUTHENTICATION CODE	
6VW5-QZ-GKYS	

REGISTRAR GENERAL

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

LAND

LOT 5 IN DEPOSITED PLAN 835748
AT BRAIDWOOD.
LOCAL GOVERNMENT AREA: QUEANBEYAN-PALERANG REGIONAL.
PARISH OF BRAIDWOOD COUNTY OF ST VINCENT
TITLE DIAGRAM: DP835748

FIRST SCHEDULE

QUEANBEYAN-PALERANG REGIONAL COUNCIL (T AP263726)

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. BK 2106 NO 484 RIGHT OF WAY 1.065 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

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PLANNING PROPOSAL TO RECLASSIFY COMMUNITY LAND TO OPERATIONAL LAND
AT 88 WALLACE STREET BRAIDWOOD AND 41 RYRIE STREET BRAIDWOOD

41 Ryrie Street Braidwood – Lot 5 DP 835748

