

Frequently Asked Questions

Draft Braidwood Structure Plan – Nov 2025

What is the purpose of the Braidwood Structure Plan?

The purpose of the Braidwood Structure Plan is to guide the future development and use of land for the township of Braidwood for the next 20 years and beyond.

How does the Structure Plan affect me and my property?

The Braidwood Structure Plan identifies potential future land use opportunities; it does not rezone land and it does not force anyone to rezone, subdivide or develop their land.

Why is the draft Braidwood Structure Plan being re-exhibited?

The draft Braidwood Structure Plan has undergone some significant changes since it was first exhibited in Feb/March 2025. These changes were made in response to a slowing of the population growth rate, a reduction in Braidwood's water capacity, and community feedback.

Why have growth rates changed in the amended draft Braidwood Structure Plan – Nov 2025?

Growth rates and population forecasts are fluid and the result of many contributing factors, such as migration trends post-COVID, cessation of mining operations, and/or an aging population. They have decreased for Braidwood since work started on preparation of the Structure Plan and needed to be updated to reflect current data. This includes updated population projections provided by NSW State Government, Profile ID and the Palerang Communities Integrated Water Cycle Management (IWCN) Issues Paper 2025.

The below table illustrates the change in growth figures:

Source	Draft Braidwood Structure Plan Dec 2024	Draft Braidwood Structure Plan Nov 2025
Profile ID	0.99%	0.7%
NSW Population Projections	4.125%	1.1%
IWCN 2019	1.43%	-
IWCN 2025	-	2.5%
Braidwood Discussion Paper	3.66%	-
Australian Bureau of Statistics (ABS)	-	1.4%

Note: The Braidwood Discussion Paper figure was superseded by the ABS figure, which is considered a more realistic growth rate for Braidwood.

Ref: 3163308

Bypass

Based on feedback from Transport for NSW (TfNSW), potential bypass corridors were removed from the draft Braidwood Structure Plan – Dec 2024 and a statement added regarding Council's commitment to working with TfNSW on a bypass when the need arises. A bypass corridor has not been able to be agreed to through consultation with TfNSW. Instead, details of the process to establish a bypass corridor have been included and actioned.

The Bypass/Transport section of the Implementation & Monitoring Action Plan commits Council to ongoing monitoring, discussions and negotiation for a bypass, as follows:

- Policy 2.1 - Continue to advocate with TfNSW for future bypass routes around Braidwood.
- Action 2.1 - Monitor traffic counts through Braidwood to determine the need for a bypass.
- Action 2.2 - Prepare a carparking strategy to manage peak traffic periods along Wallace and Lascelles Streets.

Implementation and Monitoring

An Implementation and Monitoring Action Plan has been included which outlines key actions required to be undertaken by Council within a set timeframe. To ensure its strategic planning objectives are attained, the Structure Plan commits Council to:

- review and update the Structure Plan on a minimum 5-year basis to ensure its strategic directions remain current
- monitor population growth and demand for new dwellings
- ongoing assessment of community needs and services, particularly in relation changing demographic needs
- provide ongoing updates on the implementation of the BSP.

Removal of Certain Potential Development Areas

Former Area 3 - Glenmore Rd and Boppings Crossing Rd

- this area was the furthest away from the town centre and had a 30+ year time frame for commencement.
- the dwelling cap of 300 will likely be exceeded well before 30+ years.
- no further development can be considered past the dwelling cap as it would exceed Council's water allocation; a new water source would need to be secured.

Area 7 - Existing C4 Areas (considered for R5 Large Lot Residential zoning instead)

- submissions received on both sides of the argument + neutral submissions.
- investigation of these areas did not indicate a better alignment with the objectives of the R5 Large Lot Residential zone.

Area 8 - Sandholes Rd, Saleyards Ln & Gillamatong Ln (proposed for potential R5 Large Lot Residential zoning)

- further investigation indicated the 400 m buffer zone required between noise & odour producing uses (livestock saleyards, waste transfer station & sewerage works) and residential uses would prevent dwellings in much of the proposed area.
- submissions generally not in support due to potential interference with Mount Gillamatong view corridors.

Area 9 - Future Industrial Bombay and Sandholes Rds (E3 – Productivity Support zone)

- majority of submissions were not in support.
- potential to interfere with Mt Gillamatong view corridors + drainage + impacts on native flora & fauna in Gillamatong Creek.
- adequate existing supply of vacant E3 zoned land with slow take-up.

What are the key priorities of the amended draft Braidwood Structure Plan – Nov 2025?

The key priorities are:

- Providing greater opportunity for infill and diverse housing. The Structure Plan identifies three key sites for infill and diverse housing and commits Council to reviewing development controls to facilitate multi-dwelling housing and dual occupancies that are in keeping with Braidwood Heritage values.
- Monitoring of new dwelling approvals – Braidwood can accommodate approximately 300 additional dwellings under current water arrangements. This cap restricts the amount of growth Braidwood can facilitate. Council will be monitoring the take-up of residential land to manage residential release areas until such time as the need arises.
- Location of a cemetery site – The Structure Plan provides suitability mapping for a potential cemetery site and outlines the process Council will follow to secure a site.

How will the special ecological features of areas identified for potential future growth remain protected?

Areas which contain High Environmental Value features such as creeks, riparian zones, and their flora and fauna are identified in the Braidwood Structure Plan as requiring protection. A detailed ecological survey and assessment will be required for any planning proposal on land identified for potential future growth to ensure adequate protection measures are in place.

Will the unique heritage features of the Braidwood town centre be preserved?

Yes. The importance of Braidwood's State Heritage Listing, heritage controls and visual protection is stated throughout the Braidwood Structure Plan. Council will be undertaking a comprehensive review of the Braidwood Development Control Plan 2006 to contemporise heritage development controls, giving regard to the

recommendations of the Heritage NSW's 15-year Management Review of 'Braidwood and its Setting' Milestone 3 Report - May 2024.

Any future planning proposal for further development within the town centre will be subject to Local Planning Direction 3.2 - Heritage Conservation, under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*. This would include input from Heritage NSW and further heritage design analysis and assessment to ensure conservation of heritage places, buildings and items.

Where can I see a copy of the draft Braidwood Structure Plan – Nov 2025?

The draft Braidwood Structure Plan – Nov 2025 will be on public exhibition from the first week of December 2025 until 20 February 2026. Copies will be available to view by the public at:

- Council's website at yourvoice.qprc.nsw.gov.au
- Council's offices located at:
 - 144 Wallace Street, Braidwood
 - 13 Gibraltar Street, Bungendore
 - 257 Crawford Street, Queanbeyan.

How can I submit my comments on the Plan to Council?

You can have your say by:

- completing the online form on Council's "Your Voice" webpage
- emailing us at council@qprc.nsw.gov.au marking the subject line as "**Draft Braidwood Structure Plan – Nov 2025**"
- writing to us at PO Box 90, Queanbeyan NSW 2620
- delivering in person at one of Council's offices.

What are the next steps?

Following closure of the public exhibition period, Council will:

- 1) Consider additional submissions and comments received during exhibition
- 2) Receive the final Structure Plan for its endorsement
- 3) Implement the Structure Plan in accordance with the Implementation and Monitoring Action Plan.