Braidwood Community Association			
Meeting Type: **General Meeting**	Place: **Braidwood Servicemen's Club**	Date: **29 Sept 26**	Time: **5.30 pm**
Committee Present	Sue Murray, Sarah Leheny, Cathie Owen, Judy van Rijswijk, John Tuckwell, David Anthony, Martin Glover		
Guests Present	Adam Rush, Manager, QPRC Strategic Planning; Chris Kurzyniec, QPRC planning staff member		
BCA Members Present	Phillip Owen, Jan Mason, Anni Chilton, Sheelagh Noonan, Laurann Yen, Elaine Gardiner, Rhys Gardiner, Peter van Rijswijk, Margaret Tuckwell, Ann McVilly, Matt Hinchcliffe, Cecile Galliazzo		
Apologies	Bill Waterhouse, Annie Duke, Judy Lawson, Louise Poland, Kirsty Altenburg		

Item	**Discussion/Summary/Motion**	**Motion Moved**	**Motion Seconded**	**Vote**
Item 1: Welcome and Apologies	David Anthony welcomed all attendees. This meeting followed the BCA AGM.			
Item 2: Endorsement of Previous Minutes	Deferred to next Open Meeting			
Item 3: Business Arising and not included in General Business: Deferred until next Open Meeting				
Item 3a: Adam Rush address	Adam updated us on the Council Depot re-development: • Various investigations completed on depot site • Discussing potential uses of the site with community and business groups • Historical heritage assessment and Aboriginal assessment to be completed • Arranging site visit for community groups and immediate neighbours – mid October • RFQ for work being released at end October • Steering committee representing community organisations to be consulted 4 times during proceedings • Possibly have Council submit DA for preferred option to save future developer $250k			

	• Consult with community on: Carpark stage 2, wooden depot structure, housing priorities, housing typologies, site accessibility, heritage compatibility, density.
Q&A on depot	Q – How many units could be built on site? A – Between 10 and 35 units (up to 3 storeys on same parts of site) Q – Who are community groups spoken to and on Steering Committee? A – BAVBC, BACA, BCA Q – Would 3 storeys require a lift? A – Elderly housing, yes, otherwise no requirement for a lift Q – New carpark may not be used. Don't know the demand for parking. Until census results are known, don't know the need for specific housing. Demand analysis needs to be undertaken first. A – 4400sqm housing and small carpark already confirmed. Council is open to community input on the mix of housing, carpark, community use for the rest of the land. Can wait for census data. Q – Can you share the proposals from the other community groups? A – Market analysis called for by BACA and BAVBC. Mixed feedback on elderly housing component. Supportive of keeping wooden structure and repurposing. Preference for permanent rental housing to be a component. Council has no appetite to own housing. Q – Essential worker housing is an economic component for the town. Perhaps agreement with Dept of Education, Dept of Health, etc. A – Happy to take that on board and initiate discussion. Q – Potential for bypass will mean car park will not be needed. A – Bypass not on the radar for NSW Transport Q – Accessible housing, not necessarily lifts A – There are ways to make some apartments accessible.

	Q – Multi-use housing (cheaper housing at top) can create class issues. A – 'Salt and pepper' approach can be taken. Q – (comment) what about gifting land to a housing association? A – Council is open to that idea. Q – (comment) let's not reinvent the wheel. Existing Structure Plan. Census results must feed into Master Plan. People, especially senior residents, may want to downsize and move to this site. Build-to-rent should be considered. A – all useful comments. Council do want to engage with the neighbours. Q – Has Council looked at the data showing the many vacant houses in Braidwood? A – Whatever is built has to be a typology of housing that doesn't already exists in Braidwood. Q – (comment) Braidwood Structure Plan clearly shows a need for medium density housing. Q – Site visits A – Not for general public as numbers are limited due to Health & Safety issues. Q – Why are Sustainable Braidwood and other local groups not included in consultation and site visits? A – Provide contact to Adam and he is happy to speak with them and other relevant groups. Q – When will depot be moved? A – Zoning already done, DA will be required on new site. Optimistic but achievable timeframe - relocate in 2 years, site ready in 3.5 years. Q – Are there other sites in Braidwood for affordable housing? A – Not actively looking. Happy to partner and provide assistance.
<u>Item 4:</u> General Business	

Item 4a:	Nil
Item 5: Any Other Business	Nil
Item 6: Next Meeting	20 October 2026