



BRAIDWOOD COMMUNITY ASSOCIATION

PO Box 199, Braidwood. NSW 2622

Submission on Redevelopment of 88 Wallace Street Braidwood

The Braidwood Community Association welcomes the opportunity to comment on the draft concept designs for the redevelopment of 88 Wallace Street, Braidwood, and the new carpark on part of the Council Depot behind this site.

At the outset the BCA would like to express its appreciation to QPRC for purchasing 88 Wallace St, and providing a space for community use.

At its meeting on August 27 2025, Council agreed to delay the endorsement of these plans until more community consultation was undertaken.

The BCA invited residents to attend our open meeting on 16th September to discuss these designs. We thank QPRC staff for providing copies of the concept designs and the Council Report for this meeting, and for sending a representative of the project team to answer questions.

The meeting was attended by 20 local residents. A discussion about the draft concept designs was followed by consideration of an alternative design prepared by the Braidwood Academy of Creative Arts.

The BCA met again on September 23rd for our AGM. A short general meeting followed, and further comments about the 2 sets of draft designs were recorded.

In summary, it was agreed that

“The remediation work be progressed as a matter of urgency, the pits be filled in, that the open frame of the building be left with some partial roofing so the space can be used as a flexible pop up for whatever purpose and as access from the carpark. There could be some plants in pots where there is no roof. Further thought would then be given to the use of the space as part of the masterplan for the whole Council Depot area redevelopment.”

Comments from BCA Meetings

QPRC Draft Concept Designs

Majority agreement was expressed for the following points:

- Public toilets should be located at the rear of 88 Wallace St, not at the front.
- Proposed rooms (community room and gallery) are too narrow (4.5m w) and potential use will be restricted as a result.

- Need for a community room of that size and dimensions is questioned.
- Understanding the extent of contamination of the site and the funding and time needed for remediation are important. More transparency on the contamination and remediation measures is requested.
- The proposed façade is not supported. An entrance/ facade in keeping with the traditional architecture of surrounding buildings is preferred.
- Repurposing of the shed trusses is supported.
- Pits should be filled in.

Alternative design proposed by BACA

Majority support was expressed for the BACA design, with the following points noted:

- Allows for passive surveillance along the site to the carpark – noting safety issues especially at night.
- Public toilet location at the back of the site near the carpark and disabled parking spaces is unanimously supported.
- Open space with more flexibility for multiple uses and evolution of future uses.
- Allows space and provision for pop-ups, markets, food vans, buskers, etc, providing opportunities for local small businesses and craftspeople.
- Façade/entrance should be aligned with surrounding heritage architecture and reference to earlier buildings on the site.
- Plantings should include Braidwood region indigenous plants and small trees to provide some shade.
- Potential for Dodge truck display and interpretation of Braidwood’s transport history, in alignment with the history of the site and the proposed Braidwood Heritage Interpretation Plan.
- Inclusion of a children’s play area was discussed. While there is always a desire to provide more play spaces, safety concerns were raised about this location which will be effectively a concealed wide corridor. Concerns were also raised regarding liability and insurance.
- Privacy and sound barrier for neighbours is important.
- Need for a cohesive master plan for whole site including the entire Council depot.

Other comments:

- Redeveloping existing toilets at the National Theatre may be an option.
- Trees suggested in QPRC design are unsuitable for the narrow site. Pin oaks and Pyrus Calleryana “Chanticleer” are large trees, suited to open spaces and large parks. Planting these trees close to heritage buildings is not recommended. Smaller deciduous trees are recommended.
- Star Jasmine can cause allergic reactions and the entire plant is toxic.
- Other suggestions for the site include bike racks, charging for electric bikes, and a tool library associated with a repair workshop, run by volunteers. This builds on the transport connections and the history of the site as an active place of making, sharing and repairing.

- The Braidwood Heritage Interpretation Plan to be developed over the next 18 months could include this site as a location for celebrating our local transport history and heritage.
- Need to keep the Wallace Street entrance open and inviting.

The BCA's long-term vision for this site is to create a welcoming, sustainable and distinctly local civic space, where people come together to connect, create and celebrate community life. The BCA supports the concept of a covered but open space using the existing trusses from the former garage/workshop, allowing for flexible community use which may evolve over time. This will create a welcoming courtyard for markets, gathering and cultural life.

The site has always been a gathering place due to its central location and history of transport-related businesses. Local memories and stories of the family who ran D&S Motors are still strong, and there are photographic records of previous buildings on the site. The transport connection has been continued through the recent Dodge truck project in the former garage/workshop. A suggested marketing slogan could be "From Garage to Gathering Place".

Our vision of the site blends reclaimed materials, heritage storytelling and inclusive design to ensure the site remains both practical and symbolic. It can become a place where history fuels the future while continuing to forge and strengthen the community connections associated with the site.

The BCA has discussed the redevelopment of the entire precinct, including the Council depot and 88 Wallace Street with representatives of other local organisations. A joint letter from these organisations has been prepared for submission to Council. The BCA supports more community consultation through workshops with a representative focus group where ideas for the site can be further discussed and refined.

Thank you for the opportunity to comment on the future development of this critically important site.

Sue Murray
President
Braidwood Community Association.
29 September 2025