9.6 Renewal of 88 Wallace Street and New Braidwood Carpark - Concept Design (Ref: ; Author: Duff/Ramsland)

File Reference: 36.1

Recommendation

That Council endorse the concept design for the Renewal of 88 Wallace Street and proceed to Development Application submission.

Summary

The project includes redevelopment of the old D&S Motors site at 88 Wallace Street Braidwood, providing a public space and pedestrian linkage to a rear carpark that will be partly located on the Council Depot site at 41A Ryrie Street. The works are aligned with the long-term plans to relocate the Council Depot to create more affordable housing sites in Braidwood CBD.

Following a request for tenders, Spiire Australia Pty Ltd (Spiire) were awarded the contract for detailed design of the project (**Resolution 826/25**). A concept plan was reported to Council at the same meeting of 14 May 2024 that incorporated feedback received from the community in the consultation period held between July and August 2023.

A focus group workshop with key Braidwood community stakeholders including the Heritage Musuem, Braidwood Community Association and Braidwood Chamber of Commerce was held in August 2025. Spiire have now progressed the concept to include this feedback and the updated concept design prepared.

Council endorsement is sought of the concept design so that a DA may be lodged.

Background

To address Council's desire to create more affordable housing in Braidwood, there are long term plans to relocate Council's Depot from the CBD and provide a new housing site at 41A and 41 Ryrie Street. Council has obtained funding from the NSW Regional Housing Fund towards the provision of critical infrastructure including water and sewer, community facilities and public spaces for the future housing site.

Additionally, Braidwood is an important strategic destination for visitors travelling to the south-east coast or Canberra via the Kings Highway. Council wishes to construct a long stay carpark to free up more spaces along the main street. The carpark will include EV charging spaces and disabled parking. The site of the carpark will be partially within the existing Council Depot and rear of 88 Wallace Street (the old D&S Motors site). Council has accepted a funding grant from the Commonwealth Department of Infrastructure, Transport, Regional Development, Communication, and the Arts in 2024 for construction of the first stage of the carpark which will be expanded once the Council Depot is relocated.

Renewal of the D&S Motors site is to consider community input and heritage requirements, including repurposing materials with a view to pay tribute to the historical use of the site.



Figure 1: Concept Plan Layout – 88 Wallace Street Reported to Council 14 May 2025

Report

In refining the concept design, Spiire has adopted the following guiding principles:

1) Celebrate local identity and the site's automative history by reusing the site's materials and use complementary materials through the laneway that coexist with Braidwood's heritage palette.
2) Develop infrastructure that supports Council's longer-term vision for future community rooms, amenity, housing and carpark at Council depot site.
3) Deliver accessible, inclusive and flexible spaces that support social interaction, community events, and pedestrian connectivity.

The attached design uses a material palette that is proposed to be a mix of granite, timber, exposed concrete, reused metal trusses, reused timber trusses and reuse of the red bricks in the existing façade. The landscaping is proposed to be a mix of low-maintenance natives suited for Braidwood's climate and character, with deciduous trees at gathering places to provide shade during summer while allowing passive solar access during winter.

The proposed layout for 88 Wallace Street Renewal includes:

a) Activation of the street frontage
   - An inviting, open space with exposed concrete and red brick paving, shaded seating and diverse planting that reflects the local character.
   - The proposed façade finish would be a mix of painted render and brick wall.
   - This is a space where people can stop to rest, enjoy their coffee and food while also being a space that can hold markets and small events.
   - Existing underground fuel tanks would be removed and the area remediated.

b) 5m wide pedestrian laneway to the north of the block
- Provides a pedestrian connection between Wallace Street and the new carpark.
- Includes exposed concrete and red brick paving, seating, lighting, landscaping with a mix of covered walkway using the old timber trusses and uncovered areas exposing the old steel trusses.
- Covered areas could include solar panel installation.

c) Public toilets to the south of the block
- Toilets to have 3 female stalls, 1 male stall with 2 urinals, one accessible toilet with change table.
- These are located towards the front (Wallace Street) end of the block to ensure it is close for everyone to use.

d) Community room and exhibition space to the south of the block
- Both rooms to be adjacent and connected to each other to offer a bigger and more flexible space for use for community gatherings, markets or small events.
- A kitchenette is provided in the community room.
- A storage room is provided at the carpark end for chairs and tables along with storage for air conditioning units, solar battery and switchboards.
- Existing service pits used in the mechanics workshop is proposed to be infilled.

e) Right of carriageway
- Maintain front access to the neighbouring property of 84-86 Wallace Street.

If budget restrictions ultimately prevent the community room and exhibition space from being constructed, these areas will become an extension of the pedestrian laneway (refer to Option 2 of the 3D view provided in the attachment). The project would aim to design and construct this area to accommodate the future construction of the rooms. Importantly, Spiire's work would provide a design and cost estimate for the community room and exhibition space to inform future grant applications or budget bids.

The design of the new rear carpark will be technically reviewed against engineering standards. In general, the carpark design will include infrastructure to accommodate EV chargers, two disabled parking spaces, landscaping and access for private waste collection. The access off Duncan Street is reasonably narrow and for this reason the design will include passing bays and possible permeable surfaces (reinforced grass) to allow two-way passage. Once the council depot is relocated and the carpark is extended, a true two-way access will be available via Ryrie Street.

The design will need to progress, and lodgement of a development application (DA) is required for the demolition of existing structures, remediation of the site (noting its historical use as a service station and mechanical workshop) and construction of new structures. However, endorsement of the concept design of the Renewal of 88 Wallace Street is sought before further design work is undertaken and approval to proceed to development application is requested. Construction of the new carpark is exempt development under the Transport and Infrastructure SEPP.

Risk/Policy/Legislation Considerations

The site is within the Braidwood Heritage Conservation Area, which is a State listed area under the Heritage Act 1977 (SHR No 1749), and the adjacent building of 84-86 Wallace St is heritage listed. An archaeological investigation, Aboriginal Cultural Heritage Assessment and Braidwood Heritage assessment has been completed for the DA package.

Due to the previous use as a service station, the site was known to be potentially contaminated. Detailed site investigations have been undertaken, identifying the presence of potentially hazardous materials. Council is engaging a separate consultant to prepare a Remedial Action Plan to manage the demolition and construction works, including remediation of the Underground Petroleum Storage Systems, as well as asses any safety requirements for ongoing use of the sites.

Council is currently finalising a planning proposal to allow the proposed works to be undertaken. Spiire's scope of works includes submission of a DA package for works on 88 Wallace Street.

Due to Council involvement in the preparation and to avoid perceived conflicts of interest, the DA will likely be referred to an independent assessor.

Financial, Budget and Resource Implications

Council has received $3M from the Commonwealth Department of Infrastructure, Transport, Regional Development, Communication, and the Arts, towards the carpark works. Additionally, the project has received $1.4M under the NSW Regional Housing Fund for the community facilities, public space and infrastructure to support a future housing site. A further $825K from Section 94 developer contribution funds will balance out the remaining budget for the design and construction of the project.

While construction estimates and management of scope falls within Spiire's scope, the construction tender will be a further report to Council at which time the full cost of project implementation will be assessed against the available project budget.

The project will be managed by Council and Spiire are managing and coordinating their own design resources as required to complete the project.

Links to QPRC/Regional Strategic Plans

The proposed works align with Strategic Objectives CSP 1.1 Provision of accessible and affordable meeting/community space for community,

- CSP 4.1 Support and maintain urban and rural roads, traffic management systems, car parking, improvement of bridges in a sustainable manner and advocate and promote safe road user behaviour.
- CSP 4.3 Improve parking availability in Braidwood.

Conclusion

The concept design for the renewal of the D&S Motors site has considered community input and heritage requirements, including repurposing materials with a view to paying tribute to the historical use of the site.

Following Council endorsement, Spiire will progress the concept design to facilitate the lodgement of a Development Application.

Attachments

Attachment 1 Architectural and Landscaping Vision - 88 Wallace Street, Braidwood *(Under Separate Cover)*