

Nowra CBD Revitalisation Strategy Committee

Meeting Date: Tuesday, 04 April, 2023

Location: Jervis Bay Rooms, City Administrative Centre, Bridge Road, Nowra

Minutes Attachments

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CBD23.15 Proposal - 16 Berry Street Nowra

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| Attachment 1 | Presentation - Attachment - 16 Berry Street Nowra AKA Former Betta Electrical Building - Nowra CBD..... | 3 |
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16 Berry Street Nowra

AKA Former Betta Electrical Building

Condition Assessment, Remediation Options &
Potential Future Uses



shoalhaven.nsw.gov.au f @ y t

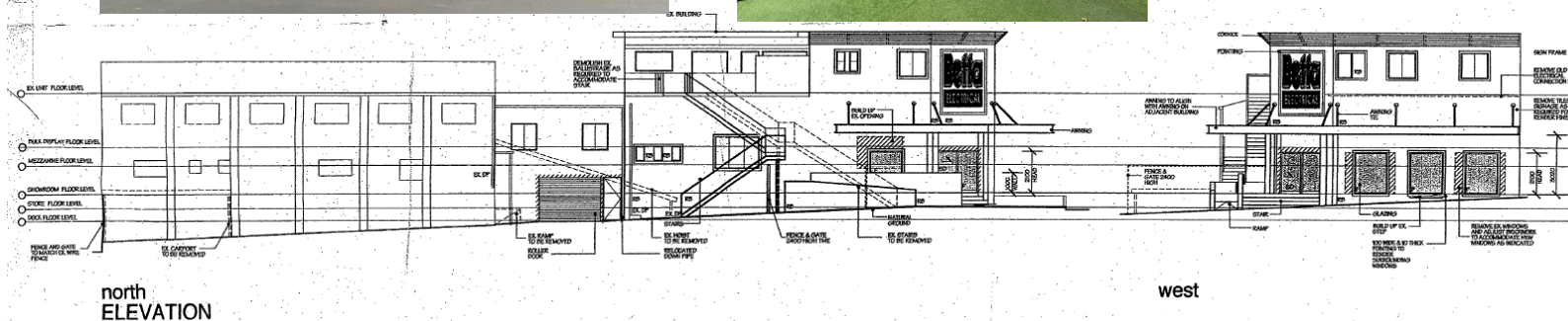
Property Details

- 16 Berry Street Nowra
 - North – Shoalhaven Regional gallery
 - South – Privately Owned
 - East – Egan's Lane Carpark
 - West – NSOA & Carpark
- Lot 917 m²
- Acquired 2007 - \$1.05M
- Strategic Purposes
- Zoned Operational – B3 – Commercial Retail



Existing Building

- Vacant Since 2013
- Floor Area 1700m²
- Access Prohibited



Current State – Internal Areas

- Hazardous Materials Assessment Report Undertaken Feb 2021 – Hygienist
- High / Medium Risk Issues Identified
 - Asbestos Containing Materials (ACM) ~ 750m²
 - Friable Asbestos Bldgs. C & D (high levels dust)
 - Bonded Asbestos Bldgs. A & B
 - Metallic (Lead) Paint & Dust Bldgs. B & D
 - Light Fittings containing PCB's
 - Floor lino containing SMF Bldg. A
 - Biological Hazards, Pidgeon guano Bldg. A
 - Mould & water Ingress – All Buildings

PCB – Polychlorinated Biphenyls

SMF – Synthetic Mineral Fibres



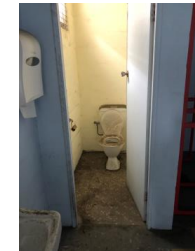
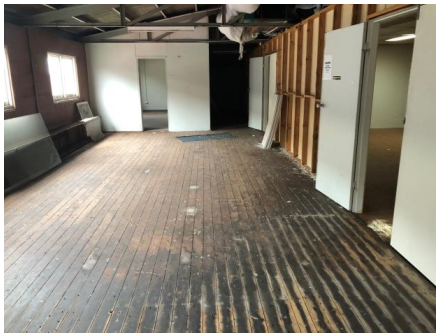
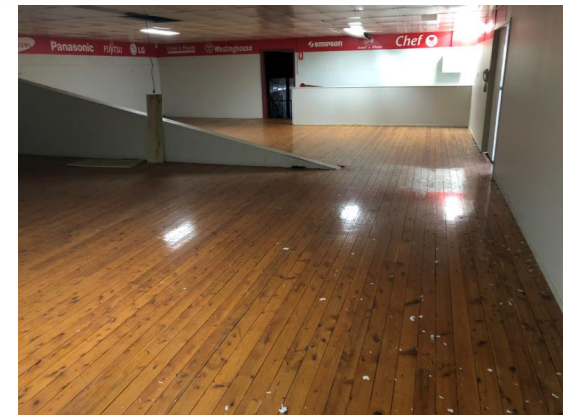
Current State – Internal Areas

Buildings A & B



Current State – Internal Areas

- Building C & D

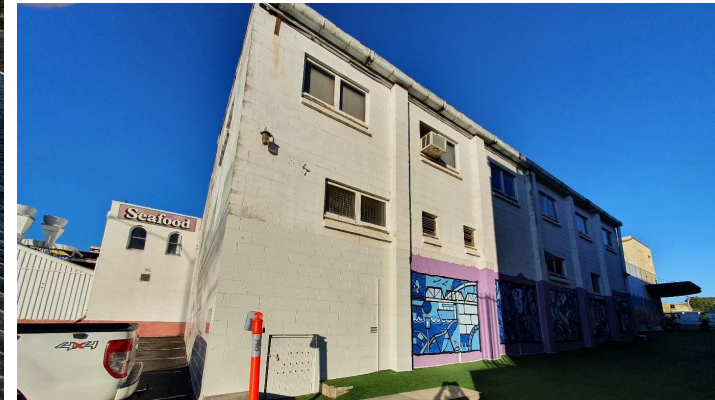


Current State – External Areas

- Hazardous Materials Assessment Report Undertaken May 2021 – Hygienist
- High Risk Issues Identified
 - Friable Asbestos Bldg. D (S6 Roofing) ~ 320m²
 - Asbestos Guttering
 - Roof Vents
 - Building Rubble subfloor Bldgs. B & D
- Note – at time of testing
 - No Airborne fibres detected in adjacent carpark or laneway
 - No Residual asbestos on the turf and around drain



Current State – External Areas



Current Site Considerations



Asset Custodian
Strategic Planner

City Services
City Futures

- Heritage Issues – Not Anticipated
- Neighbouring Properties – Existing State
- Ephemeral Artwork
- Interim Future Use
- Ongoing Site Management
- Public Perception - Derelict Assets
- The site must remain vacant, secure & inaccessible unless accompanied by Licensed Asbestos Assessor
- ACM should to be removed as soon as practical by appropriately licenced asbestos removalist
- Asbestos & Hazardous Signage affixed at points of entry



Option – Demolish Structures and Re-surface Area



- Requires Development Application & Approval
- Prepare Specifications for Demolition & Remediation
- Return Site as Open Public Space
 - Accessible from Egan's Lane & Berry Street
 - Surface 70% synthetic surface 30% asphalt
 - Upgrade Utilities – Power & Water
 - General Area Lighting
- Site becomes available for alternative uses – ‘Blank Canvas’







Potential Future Use – CCB Inspired

Shoalhaven Food Trail



Egans Lane Amenity short walk



Pop up play & potted plants



Roving food trucks, market tents or containerised outlets



Pop-Up Park

Temporary Solutions



Potential Future Uses - Food Trucks





Potential Future Uses – Night Markets

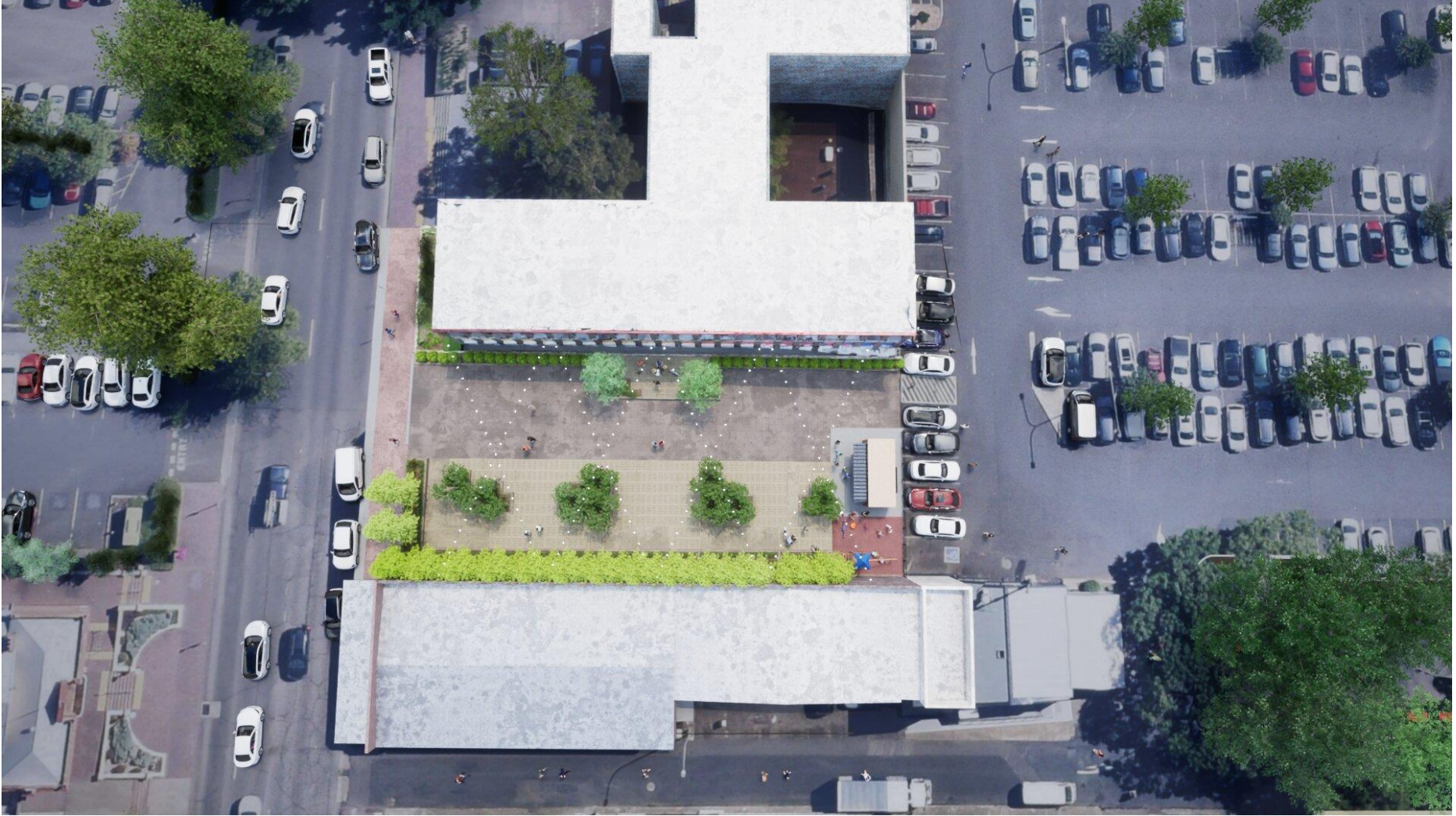






Potential Future Uses – Entertainment





Potential Future Uses - Vendor



Cost Analysis



Demolish Existing Structures & 'Blank Canvas'

| | |
|-----------------------------|-----------|
| • Consultants & Reporting | \$30,000 |
| • Demolition & Disposal | \$638,768 |
| • Upgrade Works & Utilities | \$467,914 |
| • Contingency (15%) | \$166,060 |

| | |
|--------------|--------------------|
| Total | \$1,302,742 |
|--------------|--------------------|

